



## Glyndwr Gardens Llanmaes Road

Llantwit Major CF61 2XD

Or Nearest Offer £235,000

HARRIS & BIRT



Rare opportunity to purchase this serviced building plot for sale at the head of this attractive cul-de-sac development of detached properties, four of which have been sold. Offered for sale with the benefit of services in situ.

Glyndwr Gardens is a high specification, luxury, development of five detached, four, four bedroom properties and one bespoke five bedroom detached. Glyndwr Gardens is within easy walking distance of the heart of the historic old town of Llantwit Major with its narrow winding streets, church etc and extensive range of modern facilities including well regarded schooling for all ages, a wide range of shops both national and local, library, doctors surgery, sporting and recreational facilities etc. Llantwit Major is one of the few towns in the Vale of Glamorgan where you can commute by train on the coastal line which runs between Bridgend and Cardiff. Easy access to the major road network brings major centres including the capital city of Cardiff, Bridgend etc within comfortable commuting distance.

### Services & Tenure

To be sold on a Freehold basis. Serviced plot with connections in situ to ground for electric, gas and water.

### Anti-Money Laundering

The successful purchaser will be required to provide relevant Information to satisfy the agents AML statutory requirements when Heads of Terms are agreed.

### Section 106

No S.106 payable for this plot.

### Local Authority

Vale of Glamorgan County Borough Council

### Viewing

Viewing by appointment only

### Plans, Areas & Schedules

Any plans have been prepared to the foremost accuracy based on Land Registry Plans. Any plans within these particulars are published for illustrative purposes. The accuracy of such plans are not guaranteed.

### VAT

The Seller has not elected to charge VAT on the proceeds but reserves the right to do so.

### Legal Costs

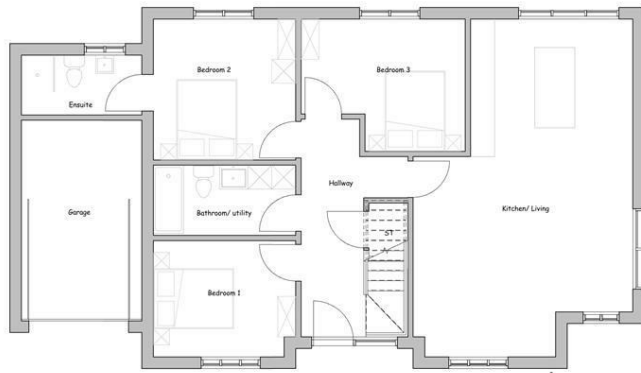
Each party is to be responsible for their own legal costs incurred in the transaction.

### Directions

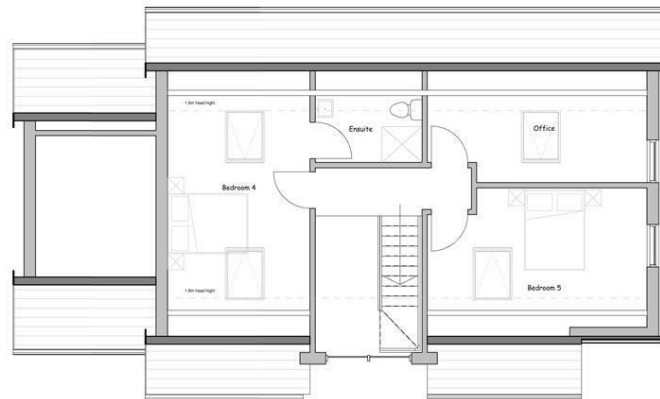
From our offices at 65 High Street, Cowbridge turn left and at the end of Westgate turn left onto the Llantwit Major Road. At Nash Manor crossroads turn left and at the roundabout at the Llantwit Major bypass, take the first exit. Take the first exit at the next roundabout and at the next set of traffic lights, turn right onto Llanmaes Road. Follows this road and the properties will be on your left hand side with our signage outside.







Proposed Ground Floor  
1:50



Proposed First Floor  
1:50



# HARRIS & BIRT

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