



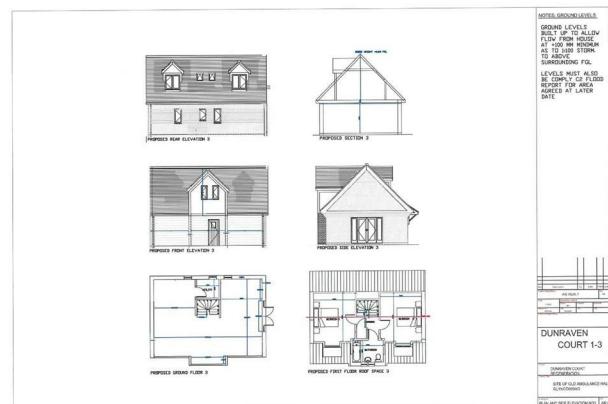
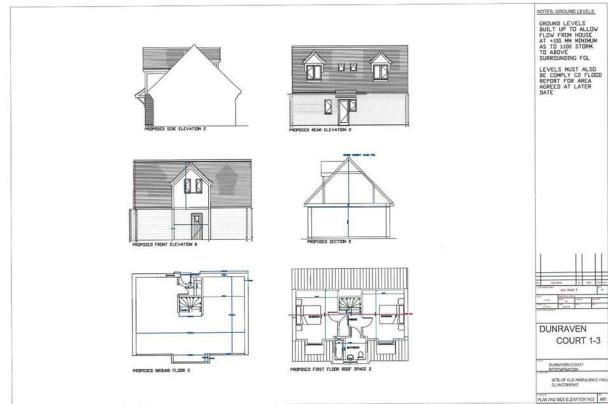
Former Ambulance Hall, Dunraven Street, Port Talbot, SA13 3AD

£60,000

Ferriers Estate Agents are pleased to offer this parcel of land on the site of the former ambulance hall in Glyncorwg. Located in a rural village which offers holiday accommodation and is very popular with enthusiasts of outdoor pursuits. The area has mile upon mile of cycle tracks and footpaths, fishing ponds and only a two mile drive from the proposed Wildfox Adventure Resort (currently under construction).

Previous planning was approved for a single dwelling which has since lapsed. Plans have been designed for a block of three commercial properties although not submitted for planning approval (see photos attached) The plot has utilities and offers easy access for site vehicles and deliveries.

Tenure = Freehold (TBC by a legal representative)

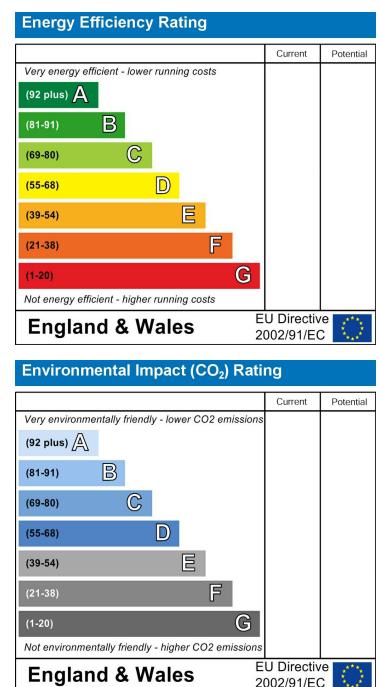


Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.