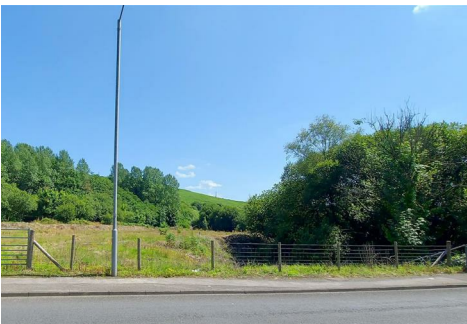




Building Plot Heol Tywith, Maesteg, CF34 0TL

£325,000

Welcome to Heol Tywith, Nantffyllon, Maesteg - a prime location for a development site! This expansive land of approximately 0.5 acre offers a fantastic opportunity for those looking to create something truly special. With its picturesque surroundings, this plot is a blank canvas waiting for your creative touch. Don't miss out on the chance to turn this land into a thriving development that could be the envy of the town. Located on the eastern side of the Llynfi Valley approximately 1 mile north of Maesteg Town Centre. Within easy access of walking/cycling routes and the Spirit of Llynfi Woodland. Nantffyllon is located approximately 7 miles from junction 36 of the M4, ideal for commuting along the M4 corridor. What3words location: ///ended.reform.times

Planning approval has been granted for the construction of four detached houses, each with four bedrooms and two dormer style bungalows with three bedrooms. Each property will have a garage and the properties will be accessed via a private driveway.

Contact us today to explore the endless possibilities that this property has to offer.

A wide-angle photograph of a grassy field with a dense forest in the background under a clear blue sky. The field is covered in green and yellowish-brown vegetation, possibly a meadow or pasture. The forest in the background is composed of tall, green trees. The sky is bright blue with a few small white clouds. The overall scene is a natural landscape.

A photograph showing a grassy field in the foreground, with a dense forest of green trees in the background. The sky is blue with a few white clouds. The field appears to be a mix of green grass and some brown, dry patches. The forest is lush and green, covering a hillside. The overall scene is a natural landscape.

A wide-angle photograph of a rural landscape. The foreground is a large, flat field covered in dry, yellowish-brown grass with some green weeds. In the middle ground, there are several white houses with dark roofs, a blue sky with scattered white clouds, and rolling green hills in the background.

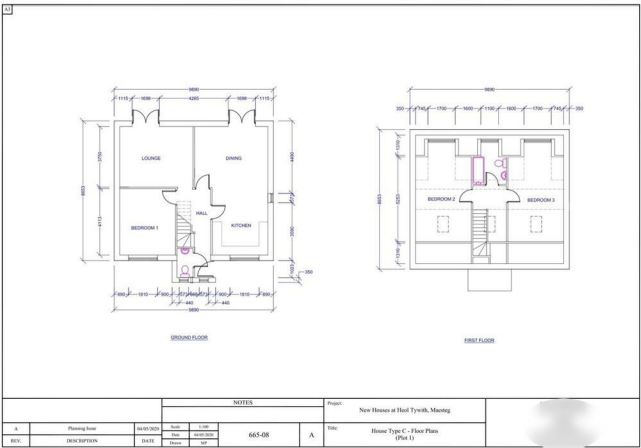
A paved path leads through a lush green forest. The path is made of dark asphalt and is flanked by dense green foliage and tall trees. Sunlight filters through the leaves, creating dappled shadows on the path. The sky is blue with a few white clouds.

[illegible]

<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="6" style="text-align: center;">NOTES</th> <th style="text-align: left;">Project</th> </tr> </thead> <tbody> <tr> <td style="width: 5%;">A</td> <td style="width: 20%;">Planning Issue</td> <td style="width: 10%;">N/A</td> <td style="width: 10%;">Scale</td> <td style="width: 10%;">1:100</td> <td style="width: 10%;"></td> <td rowspan="3" style="width: 40%; vertical-align: top;"> 6 New Houses at Road Tywh, Masing </td> </tr> <tr> <td></td> <td></td> <td></td> <td>DATE</td> <td>DATE</td> <td></td> </tr> <tr> <td>REV.</td> <td>DESCRIPTION</td> <td>DATE</td> <td>BY</td> <td>DATE</td> <td></td> </tr> <tr> <td colspan="6" style="text-align: center;">665-65</td> <td style="text-align: left;"> Title: Home Type A Location (P1a to) </td> </tr> </tbody> </table>										NOTES						Project	A	Planning Issue	N/A	Scale	1:100		6 New Houses at Road Tywh, Masing				DATE	DATE		REV.	DESCRIPTION	DATE	BY	DATE		665-65						Title: Home Type A Location (P1a to)
NOTES						Project																																				
A	Planning Issue	N/A	Scale	1:100		6 New Houses at Road Tywh, Masing																																				
			DATE	DATE																																						
REV.	DESCRIPTION	DATE	BY	DATE																																						
665-65						Title: Home Type A Location (P1a to)																																				

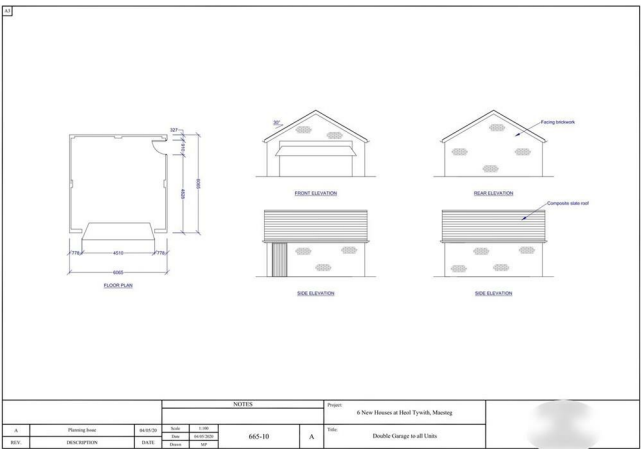
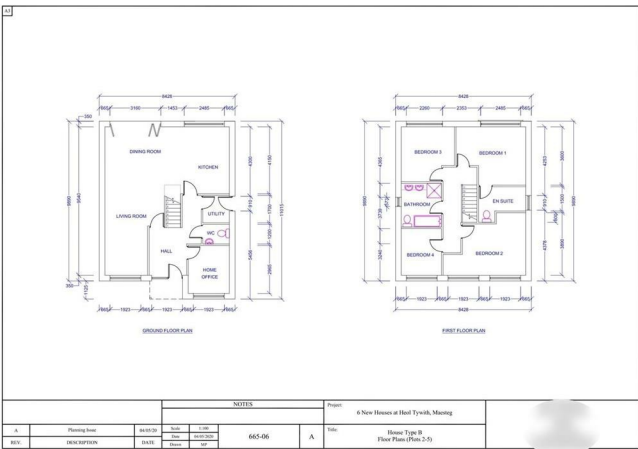
Property B

Property C Floorplan



Property B Floorplan

Garage (All Properties)

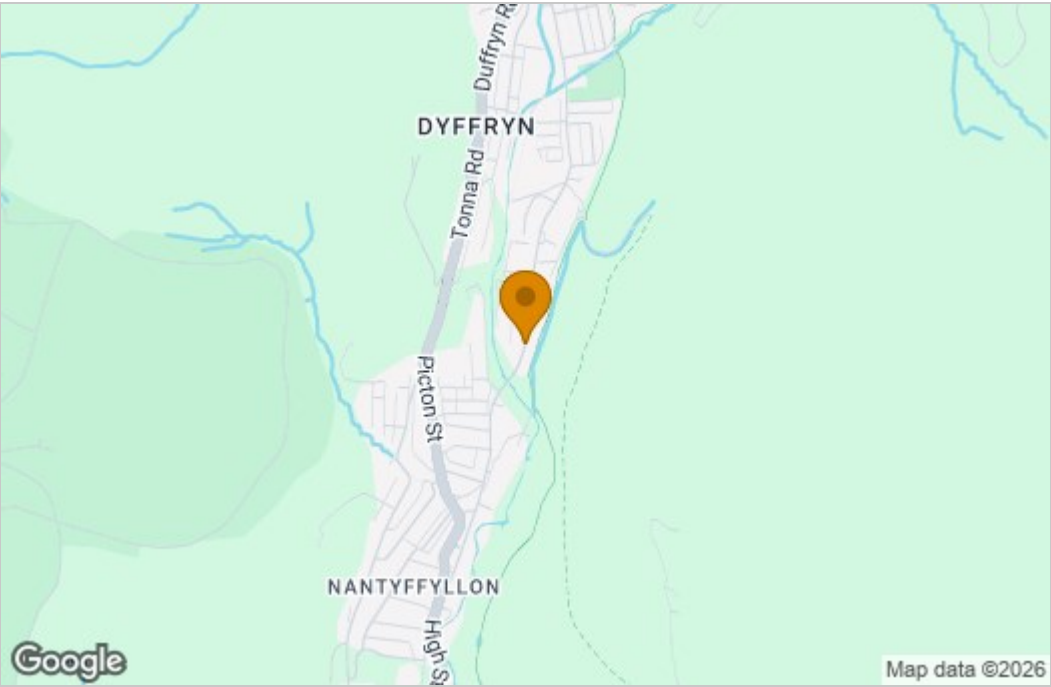


Property C

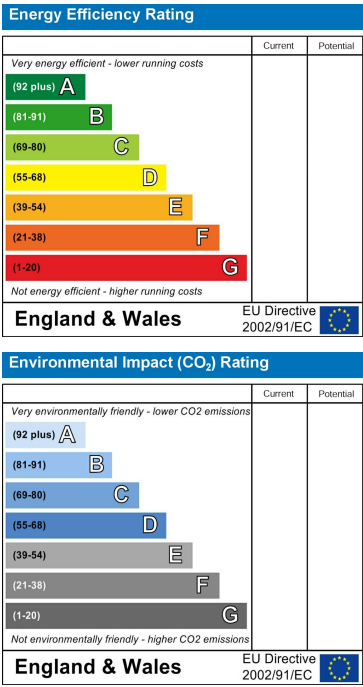


Floor Plan

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.