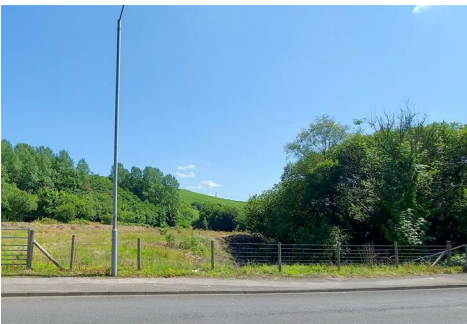




## **Building Plot Heol Tywith, Maesteg, CF34 0TL**

**£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.

1



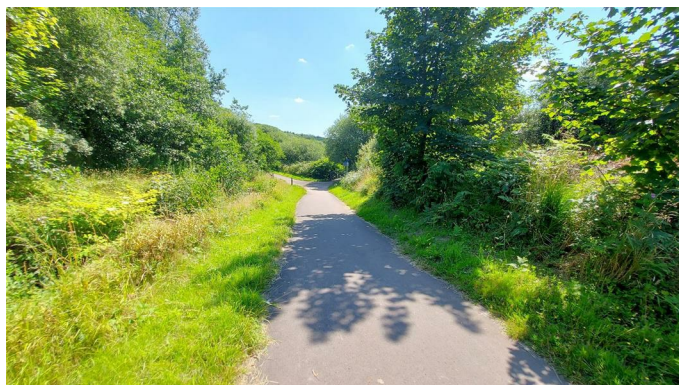
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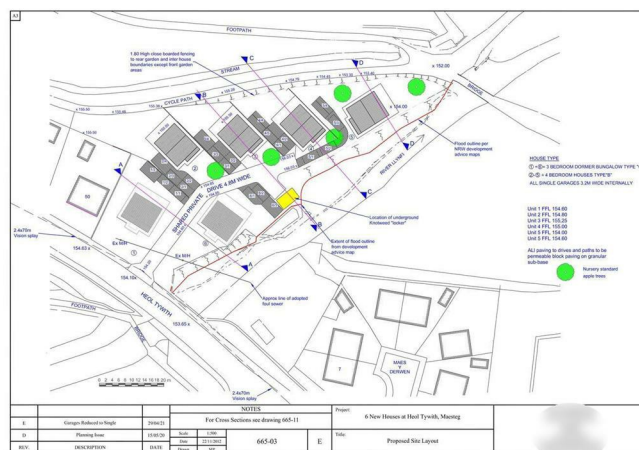
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4



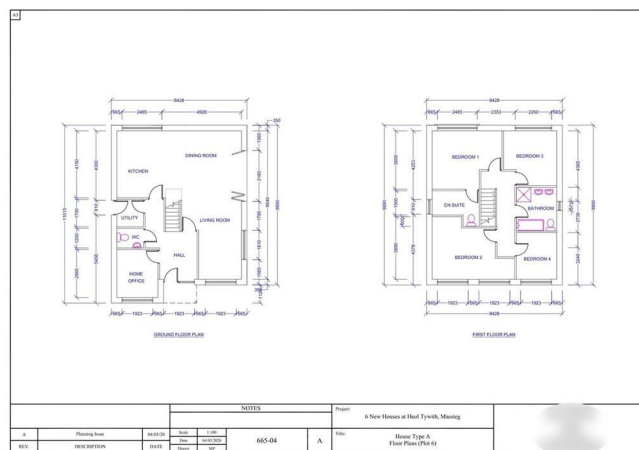
## Plot Layout



## Property A

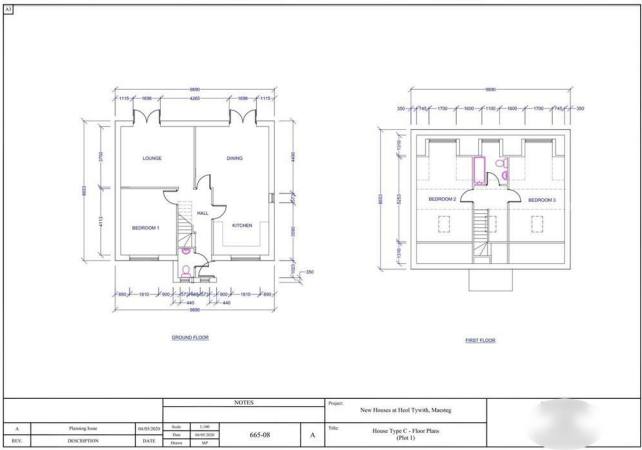


## Property A Floorplan



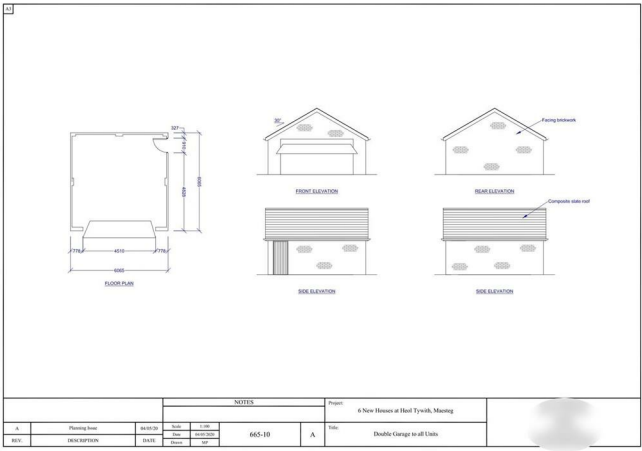
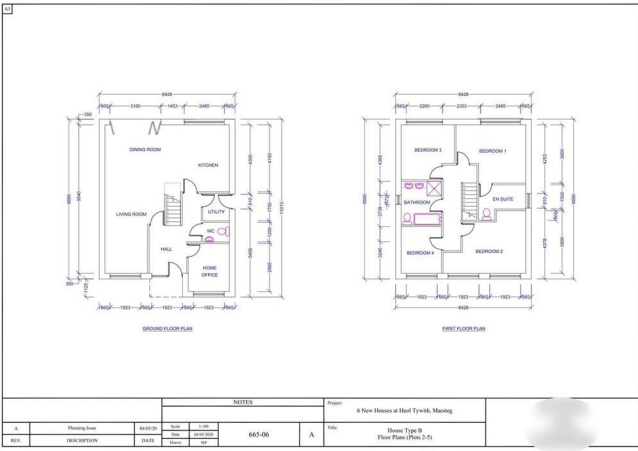
Property B

Property C Floorplan



Property B Floorplan

Garage (All Properties)

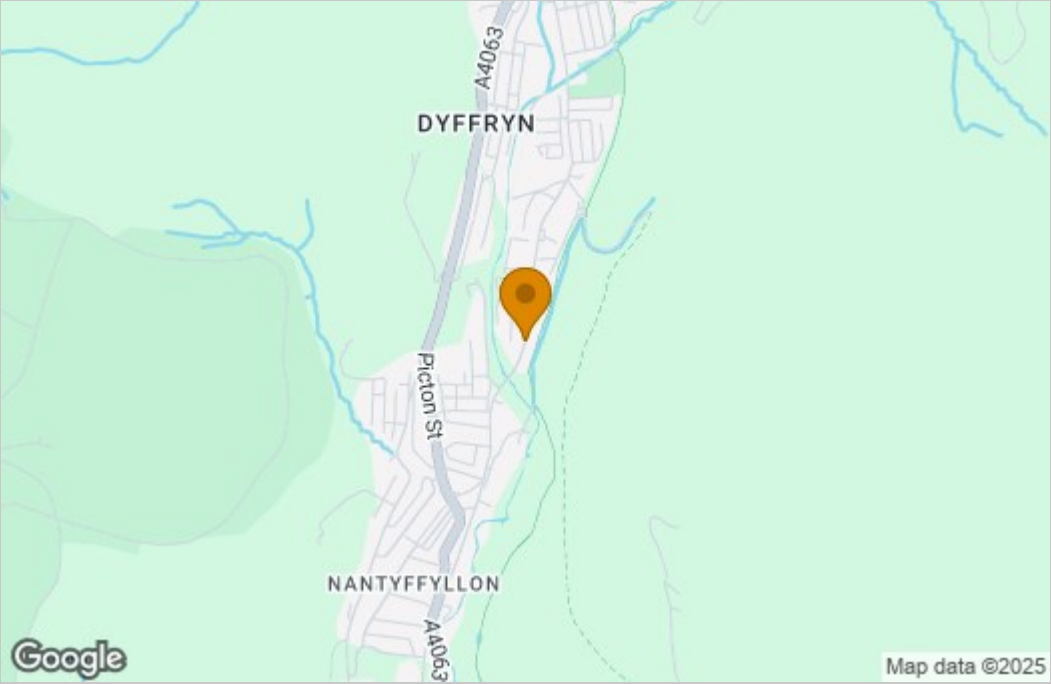


Property C

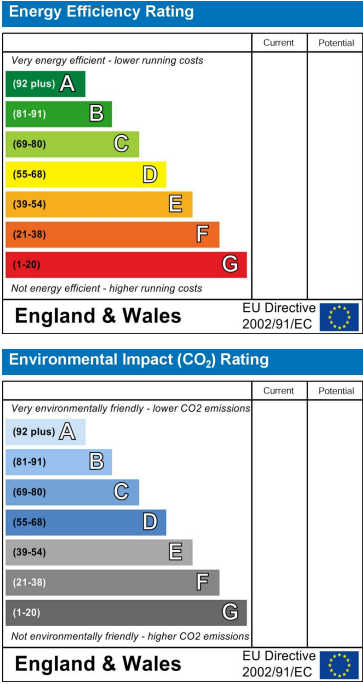


Floor Plan

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.