



T Samuel Estate Agents

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Cardiff Road

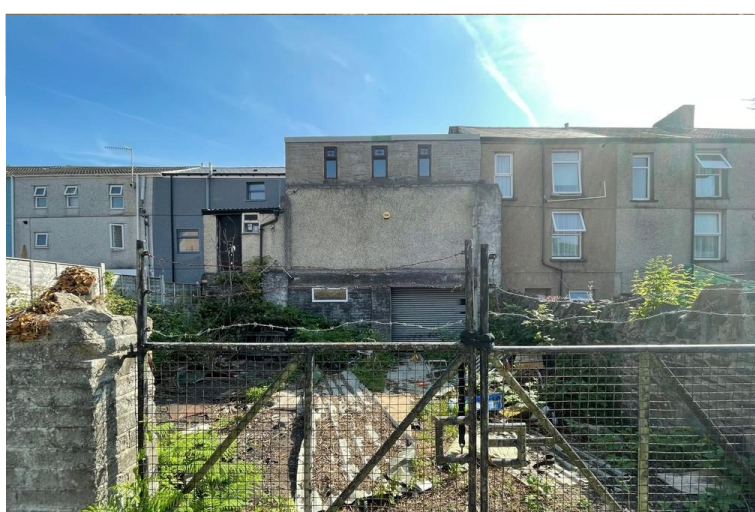
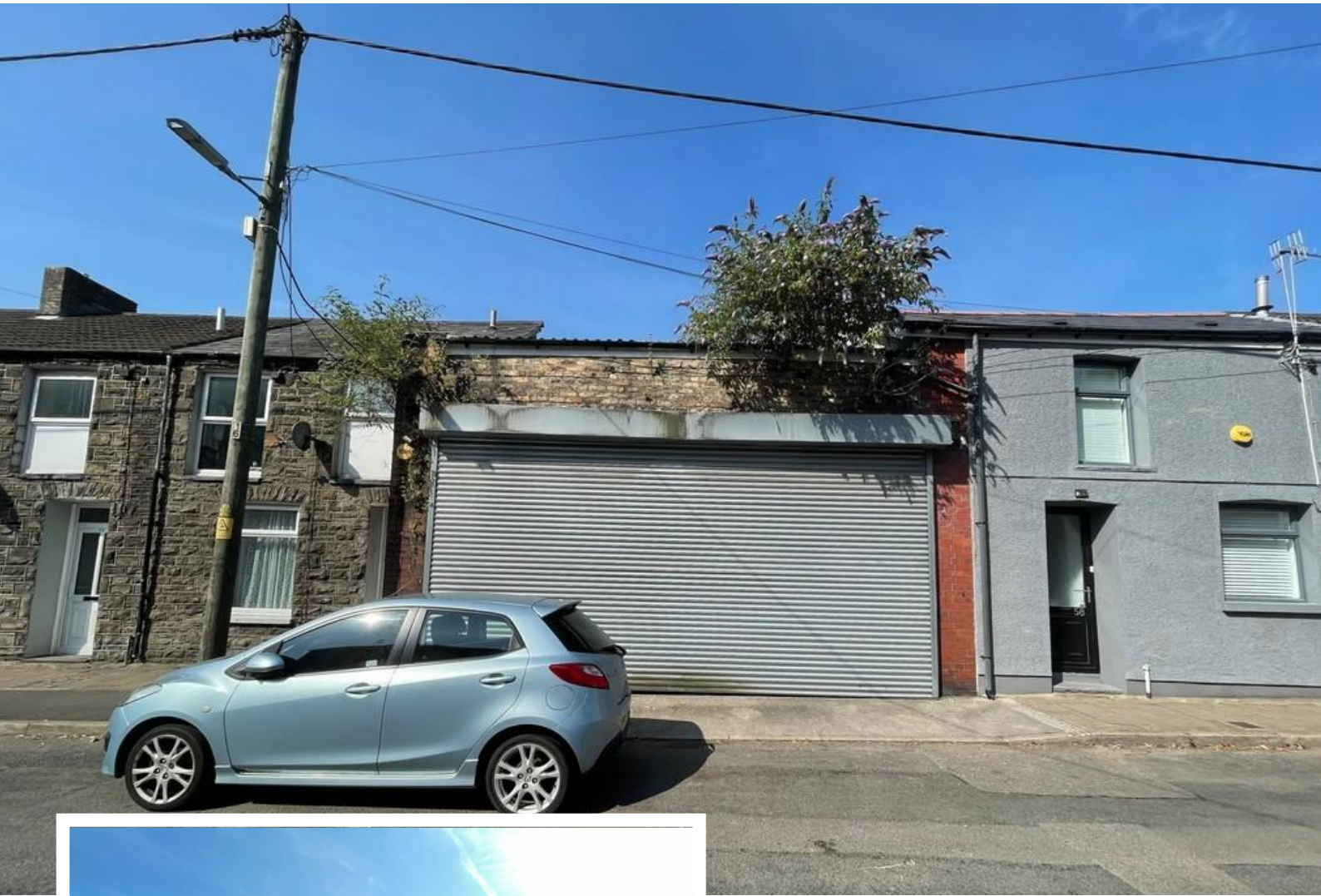
Mountain Ash, CF45 4HD

FOR SALE

- LARGE GARAGE/WORKSHOP
- SITUATED IN A QUIET RESIDENTIAL AREA
- REAR LANE ACCESS
- EASY ACCESS TO A470

£35,000





Property Description

FULL DESCRIPTION

Opportunity to purchase this large garage/workshop with rear lane access, situated within a quiet area of Mountain Ash.

Lots of business potential for buyers looking for a workshop or lockup or even a self-build **SUBJECT TO PLANNING!**

The A470 allows easy access to the A465 & M4 opening up options to commute between Cardiff, Swansea, Abergavenny & Merthyr Tydfil all within approximately an Hour.

Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in



photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements