

Gypsy Lane, Groeswen, Cardiff, CF15 7UP



Estate Agents and
Chartered Surveyors

Asking Price Of

£435,000



Detached Bungalow With Planning Permission



Property Description

**** BUILDING PLOT FOR SALE WITH FULL PLANNING CONSENT **** MGY are pleased to offer this building plot of approximately 1.37 acres (0.55 ha) situated within the idyllic, semi-rural location of Groeswen, only 10 miles from Cardiff City Centre. Currently a two bedroom detached bungalow served with full planning permission for a 4160 sq.ft. executive style detached dwelling with spacious gardens, mature woodland/forest and ample parking. Planning no. 23/0041/FULL. We are advised that the property has mains water, electric and septic tank. Additional information available on request.

Tenure Freehold

Council Tax Band C

Floor Area Approx (Current Bungalow) 888 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

Groeswen is a semi-rural hamlet community with excellent access to the A470 and its direct routes to the M4 motorway and Cardiff City Centre. In the centre of the village is a popular public house.

SERVICES

We are advised that the property has mains water, electric and septic tank.

LEGAL INFORMATION

We advise prospective buyers to take advice from their legal representative.

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CURRENT DETACHED BUNGALOW

GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA: 888 sq.ft. (82.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items not appropriate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

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