

# Building Plots At Ty-draw Road,

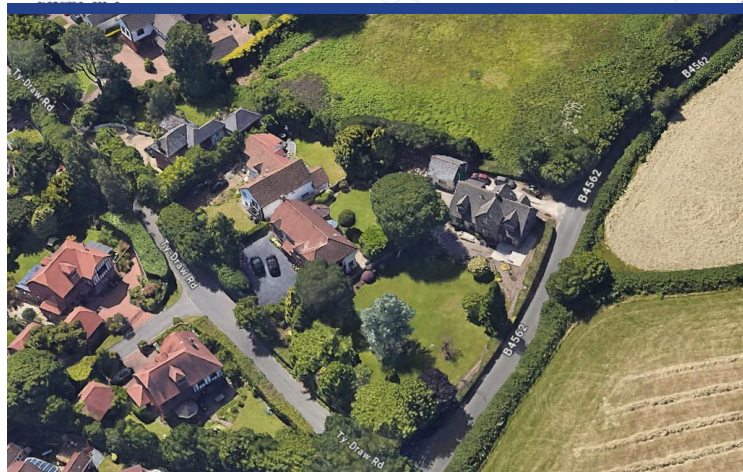
Pontprennau, Cardiff, CF14 0PF



Estate Agents and Chartered Surveyors

Asking Price Of

**£525,000**



Two Building Plots / Land

# Property Description

**\*\* TWO BUILDING PLOTS FOR SALE \*\* WITH FULL PLANNING PERMISSION \*\*** Situated on a prime corner position on Ty-Draw Road, Pontprennau bordering Lisvane, are two building plots offered with full planning permission for two, four bedroom detached dwellings, each with single garage (planning no. 22/02903/FUL). The site measures 0.28 acres (0.11 ha) and is conveniently located to local amenities, with ideal transport links to the M4 Motorway and Cardiff City Centre. The proposed dwellings measure approximately 2150 sq.ft. each, over two storeys. Section 106 contribution of approximately £63,000. No services have been tested. Additional information available on request.

**Tenure Freehold**

**Council Tax Band N/A**

**Site Area Approx 0.28 acres**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

This property is located in the sought after area of Lisvane which is a short distance from Lisvane village with St Denys church, The Griffin public house, convenience store and hairdressers. Well regarded schools and regular public transport to the city centre plus links to the M4 Motorway.

## TENURE

We are advised that the site is freehold.

## ADDITIONAL INFORMATION

Please note the adjacent property Pentwyn Cottage is not included in the sale.

# Ty-draw Road, Lisvane, Cardiff, CF14 0PF



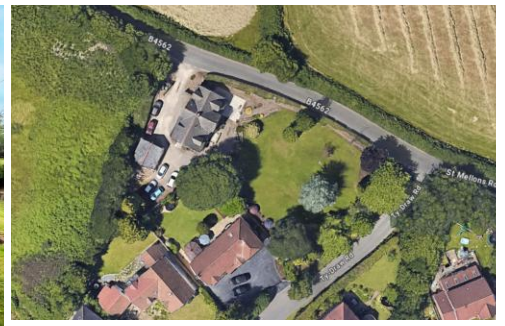
**PLOT 2 GROUND FLOOR PLAN**  
Scale: 1:100



**PLOT 2 FIRST FLOOR PLAN**  
Scale: 1:100

**PLOT 2 AREAS**  
GROUND FLOOR = 112.60m<sup>2</sup>  
FIRST FLOOR = 9.3m<sup>2</sup>  
TOTAL = 205.6m<sup>2</sup>

Project Name	PENTWYN COTTAGE, ST MELLONS RD, LISVANE, CARDIFF, CF14 0SH
Client	Garth Davies Project Services
Architect	The Millfield Garden, Wrennec, Cardiff
Drawn	GD
Scale	1:100 @ A3
Date	24.10.20
Sheet	3
Drawn	GD
Check	GD
Project Services	GD@projectservices@outlook.com
Phone	Tel: 07900 920588



Ty-draw Road,  
Lisvane, Cardiff, CF14 0PF





**Radyr** 029 2084 2124

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