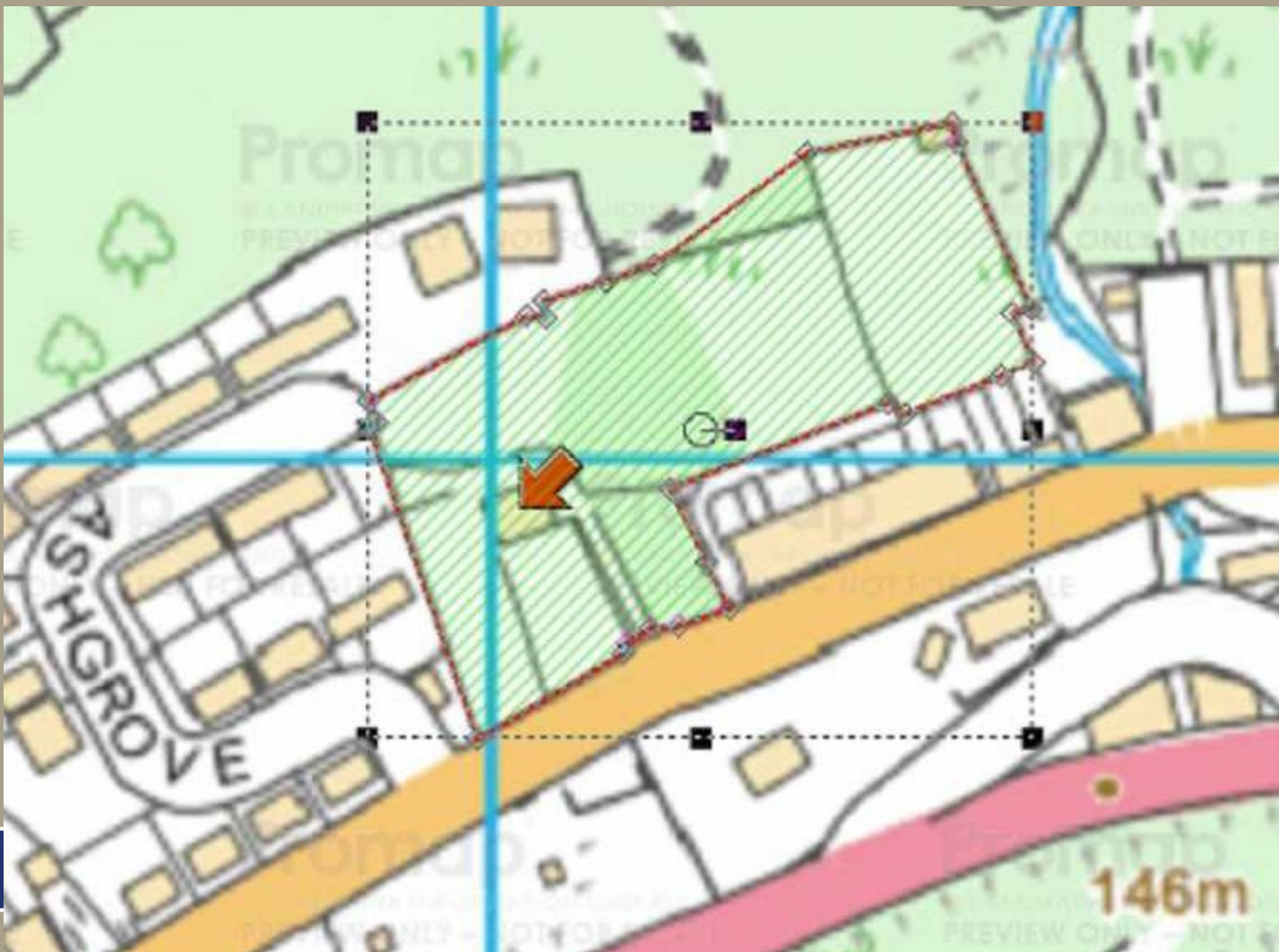


Development Opportunity, Land at Y  
Goedwig Cardiff Road  
Edwardsville, Treharris CF46 5NB

- Land for residential development
- Planning Permission Granted
- 22 houses subject to planning conditions

POA

[www.hern-crabtree.co.uk](http://www.hern-crabtree.co.uk)



An exciting development opportunity for sale with planning permission granted for 22 homes subject to planning conditions. The site is located in Edwardsville, a small town just outside Treharris with a train station giving access to Cardiff Centre and excellent road links to the A470.

Please call Hern & Crabtree Land & New Homes office for more information 02920 228135

## Overview

A development site with planning consent subject to conditions to permit 22 homes consisting of 17 type "A" houses- 11 detached and 6 semi detached of circa 1485 ft<sup>2</sup>, and 5 houses of type "B", all detached of around 904 sq ft.

Planning documents can be seen here;

[http://publicaccess.merthyr.gov.uk/online-applications/applicationDetails.do?](http://publicaccess.merthyr.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OXNWCYKQ00300)

[activeTab=summary&keyVal=OXNWCYKQ00300](http://publicaccess.merthyr.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OXNWCYKQ00300) (instructions- click link, click on external documents tab, click "View associated documents", click page two for the latest planning documents)

## House A

Four bedroom detached and semi-detached homes with accommodation on three levels. There is an open plan kitchen/living room, three double bedrooms and a basement level garage. Externally there is a driveway and gardens.

## House B

Three bedroom detached homes with accommodation over two levels, comprising an open plan kitchen/dining room, a living room, two double bedrooms, a single bedroom, a family bathroom and a cloakroom. Externally there is a garden and driveway.

## Planning Permission

Documents available via Hern & Crabtree or at Merthyr Tydfil County Planning department - ( Please click link, click on "external documents" tab, click the link to "View associated documents",

click page two for the latest planning documents)

[http://publicaccess.merthyr.gov.uk/online-applications/applicationDetails.do?](http://publicaccess.merthyr.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OXNWCYKQ00300)

[activeTab=summary&keyVal=OXNWCYKQ00300](http://publicaccess.merthyr.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OXNWCYKQ00300)

## N.B.

DISCLAIMER: Please note there may be minor discrepancies of the red line drawing to the actual plans sold in the contract. The map is an indication of the plot boundaries but does not constitute the technical plans.

219 Cathedral Road, Pontcanna, Cardiff, Cardiff, CF11 9PP

T 02920 228135

F

E [pontcanna@hern-crabtree.co.uk](mailto:pontcanna@hern-crabtree.co.uk)

W [www.hern-crabtree.co.uk](http://www.hern-crabtree.co.uk)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Hern & Crabtree.

