



Plot 26a Varteg Row, Bryn, Port Talbot, Neath Port Talbot. SA13 2RF



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### Main Features

- Building Plot with Full Planning
- Freehold
- Semi Rural Location

- Situated Between Maesteg and Port Talbot
- Plans Available
- Contact us for more information

#### **General Information**

An opportunity to purchase a freehold building plot with full planning permission, situated in a semi rural location, in the village of Bryn, between Port Talbot and Maesteg.

Planning is for a four bedroomed detached, three storey property.

Please contact the branch for more information.

### **Viewings**

Strictly By Appointment Only

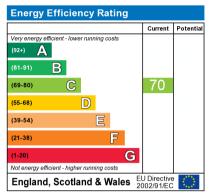
### **Utilities**

Current council tax banding Not Specified

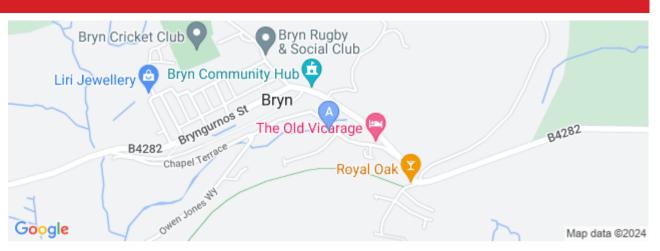
Current heating type Not Specified

Tenure (To be confirmed) Freehold

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1.500.000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortagge or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

## Neath Port Talbot Head Office

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## Neath Port Talbot Neath Port Talbot

**Financial Services** 

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33-35 Windor Road. West Glamorgan SA11 1NB

## Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place, Mid Glamorgan CF31 1JD

### Maesteg

bridgendcounty@petermorgan.net

135 Commercial St. Mid Glamorgan CF34 9DW

### Talbot Green

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Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF











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