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PROFESSIONALS

2021  
WALES  
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GOLD WINNER

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8 Nant Y Clais Court, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9LQ



PETER MORGAN

**£87,500**

### Main Features

- Contact Us For Viewing Arrangement
- Individual Plot Of Land
- Full Planning Consent
- All Mains Services Available
- Freehold
- Ground Already Piled For Construction
- Quiet Location

### General Information

A freehold plot of land with private access situated in a quiet location backing onto wooded area. The land has full planning for a detached Dorma Bungalow, the piling for the bungalow has been completed and so the external plans must be adhered to. If internal alterations are required this could be done via the Local

Authority. Plans can be viewed on line or at our office. Please do contact us for viewing arrangement.

### Viewings

Strictly By Appointment Only

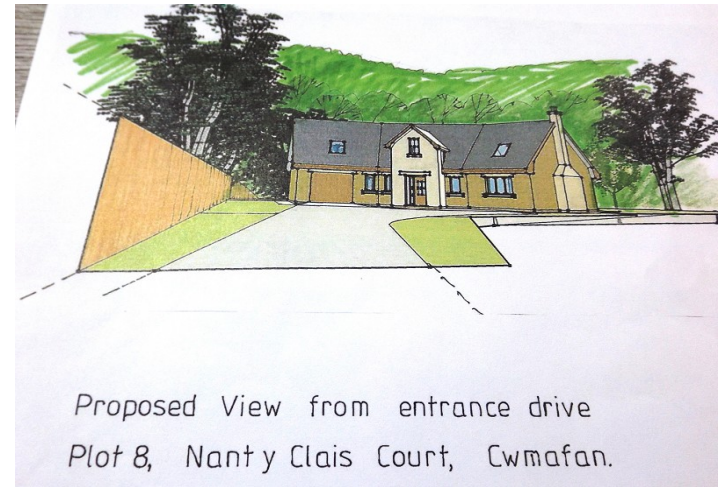
### Utilities

Mains electricity, mains water, mains gas, mains drainage (mains not tested)

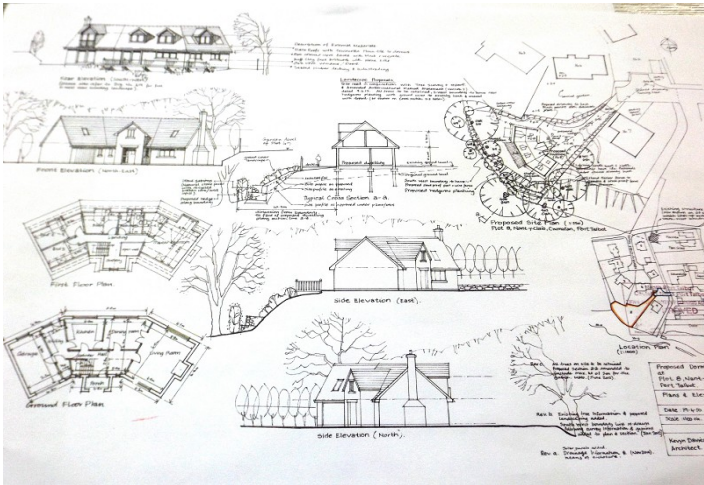
**Current council tax banding** Not Specified


**Current heating type** Not Specified

**Tenure (To be confirmed)** Freehold



Proposed View from entrance drive  
Plot 8, Nanty Clais Court, Cwmafan.



| Energy Efficiency Rating                           |                         |   |
|--|-------------------------|---|
|  | Current                 | Potential   |
| <i>Very energy efficient - lower running costs</i> |                         |   |
| (92+) <b>A</b>                                     |                         |   |
| (81-91) <b>B</b>                                   |                         |   |
| (69-80) <b>C</b>                                   |                         |   |
| (55-68) <b>D</b>                                   |                         |   |
| (39-54) <b>E</b>                                   |                         |   |
| (21-38) <b>F</b>                                   |                         |   |
| (1-20) <b>G</b>                                    |                         |   |
| <i>Not energy efficient - higher running costs</i> |                         |   |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |  |

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 £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 mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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