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Land at Nant Y  
Cafn, Dulais Road  
Seven Sisters

Neath

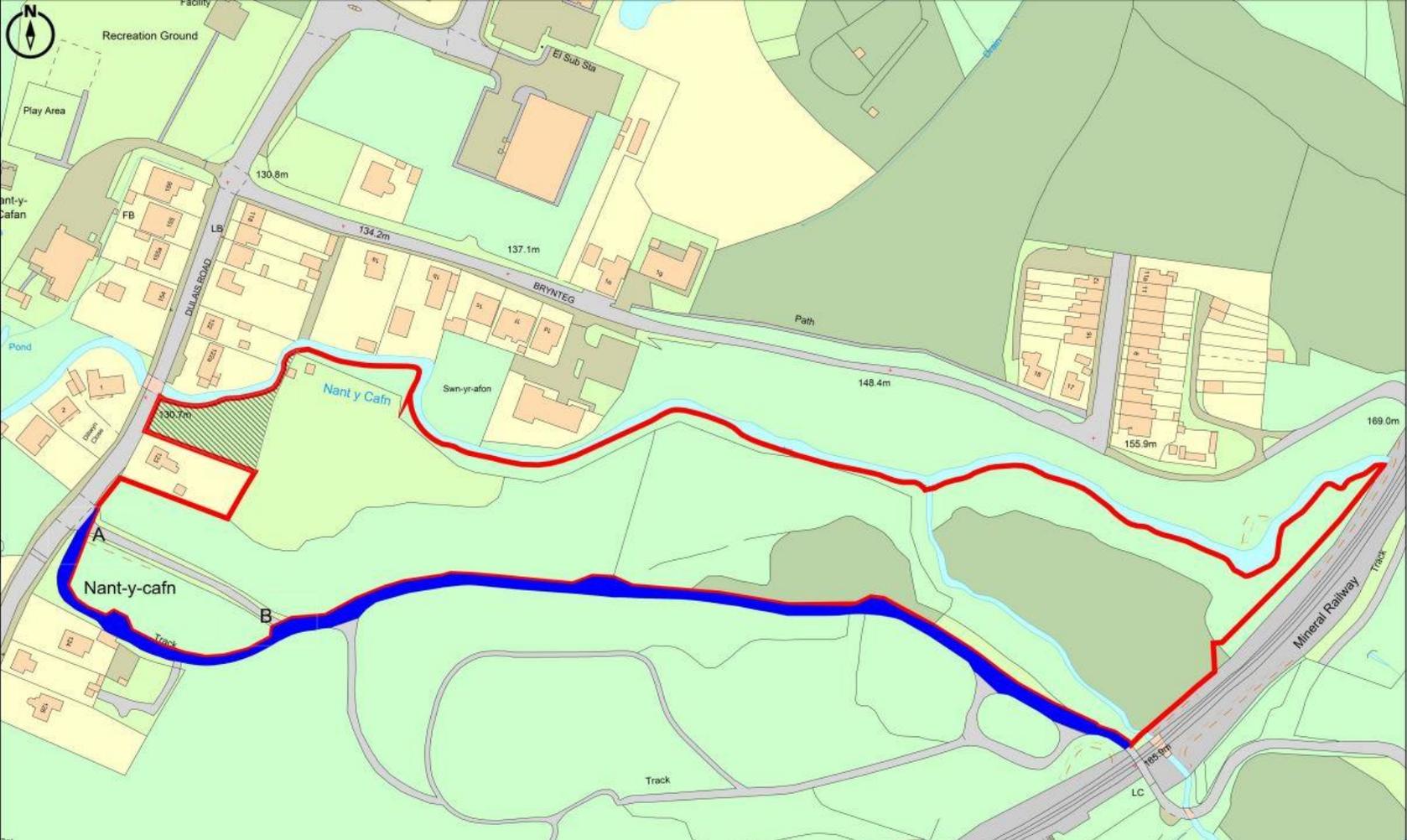
SA10 9EY

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# Land at Nant Y Cafn, Dulais Road

Asking price **£115,000**

A parcel of land comprising 8 acres (3.24 hectares) or thereabouts edged red on the attached plan. Located on the Southern outskirts of Seven Sisters to the East of Dulais Road, extending from Dulais Road on the Western boundary to the Mineral Railway on the Eastern boundary comprising part permanent pasture and part woodland/woodland grazing.



A parcel of land comprising 8 acres (3.24 hectares)

Ideally suitable for the usual small holding activities including equestrian use

Convenient to all local amenities

The Nant-Y-Cafn stream adjoins the Northern boundary



The property adjoins the Dulais Valley, Crynant to Seven Sisters A4109 road and is convenient to all local amenities, a short travelling distance from the town of Neath, Junction 43 of the M4 motorway, the A465 Neath-Abergavenny trunk road and all local centres of employment and recreation including the Brecon Beacons National Park, the Dan-Yr-Ogof Caves, the Falls at Pontneddfechan, etc.

The Nant-Y-Cafn stream adjoins the Northern boundary and there is a smaller stream on the Eastern side of the land, feeding into the Nant-Y-Cafn as indicated on plan.

The property is considered ideally suitable for the usual small holding activities including equestrian use.

### Wayleaves/Easements/Right of Way

The property will be sold subject to and with the benefit of all rights including rights of way, either public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes referred to in these particulars are not.

In particular, there is a roadway crossing the land between points A-B. The vendor of the land has rights of access over the lane, coloured blue on plan.

### Plan

The plan attached to these particulars is shown for identification purposes only and, whilst every care has been taken, its contents cannot be guaranteed.

The land hatched black is included within the settlement limits of the current Neath Port Talbot County Borough Council Local Development Plan.

### Directions

Travelling on the A4109 Dulias Valley Road, from Crynant towards Seven Sisters, the land is located on the right hand side, next to number 123 Dulias Road

### Tenure

Freehold with vacant possession upon completion

### Services

No Main Services on land

Viewing strictly by  
appointment through  
Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.