

# FOR SALE

**FREEHOLD WITH VACANT POSSESSION**

**FORMER CEFNPENAR BAPTIST CHURCH, MOUNTAIN ASH**

**OFFERS INVITED IN EXCESS OF £55,000**



**The property is located in CefnPennar, approximately 1 mile north of Mountain Ash. The Church building is of corrugated sheet construction.**

**Planning Permission has been granted for demolition of the redundant Church and the erection of new residential premises by way of Consent APP/L6940/A/08/2080212 dated 8 October 2008.**

**The property is of freehold tenure with registered Title CYM353740.**

**We understand that all mains services are available within the locality but prospective parties should make their own enquiries to ensure that they are suitable for their purpose.**

**Viewing of the property is by prior appointment with Bute Surveyors – 02920 495630.**

## MISREPRESENTATION ACT

Bute Surveyors for themselves and for the Vendors of this property whose Agents they are, give notice that: -

- (i) The particulars are set out as a general outline only for the guidance of intending Purchasers.
- (ii) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending Purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Bute Surveyors has any authority to make or give any verbal representation or warranty whatever in relation to this property.
- (iv) Professional advice should be taken regarding the VAT implications prior to completing the purchase of the above property