



PROPOSED ENTRANCE ELEVATION (Scale 1 to 50 at A1)
FACING SOUTH

MATERIALS

Roof	- Fibre cement slate with matching ridge tiles
Walls	- Smooth cast render through coloured or traditional sand cement painted and timber cladding
Windows and doors	- Grey powder coated aluminium or Upvc
Fascias and soffits	- Grey Upvc
Rain water goods	- Black Upvc
Dormer cheeks and roof	- Zinc or zinc type sheet finish
Ballustrading	- Frameless glass



PLANNING ISSUE
Date: 20/11/2020
By: Rhodri Evans
Project: Talbot Green



PROPOSED FRONT ELEVATION (Scale 1 to 50 at A1)
FACING EAST

PROPOSED ARRANGEMENTS

**Penycodcae Road,
Penycodcae CF37 1PU**

- EPC Rating: Exempt
- Building Plot for Substantial Detached Property
- Semi Rural Location with Stunning Surrounding Views
- Full planning information & drawings are available via the Rhondda Cynon Taff planning portal / planning ref: 21/0120/10
- Property will be 2755 sq ft once built



PROPOSED SIDE ELEVATION (Scale 1 to 50 at A1)
FACING NORTH

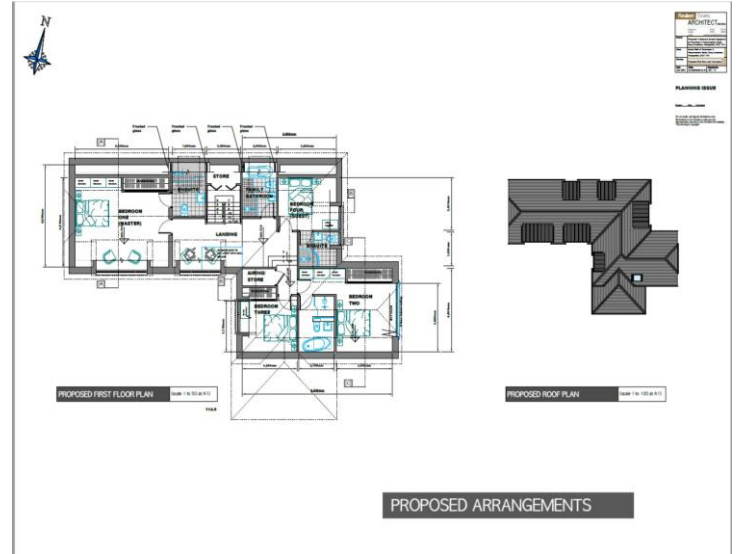


PROPOSED REAR ELEVATION (Scale 1 to 50 at A1)
FACING WEST

PROPOSED ARRANGEMENTS



PLANNING ISSUE
Date: 20/11/2020
By: Rhodri Evans
Project: Talbot Green



About The Property

RARE TO THE MARKET is this building plot in a fantastic location for a substantial detached property within a gated driveway which will be one of four executive houses. Full planning information & drawings are available via the Rhondda Cynon Taff planning portal / planning ref: 21/0120/10

Property Ref:TAL305036 - 0001

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.