

# FOR SALE

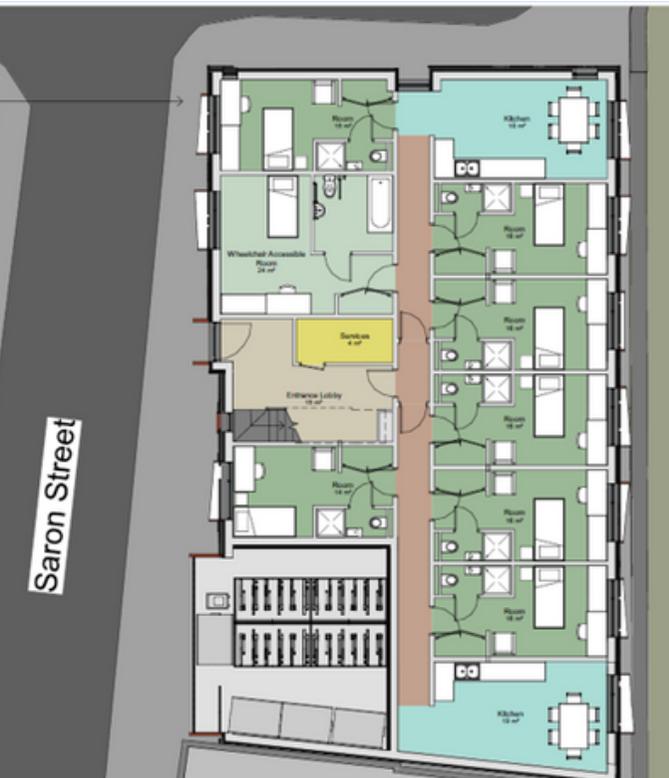
0.9 ACRES, 25 BED STUDENT DEVELOPMENT OPPORTUNITY

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25 Park Place, Cardiff CF10 3BA 

**Fletcher  
Morgan**



**Bridge Pub & 1 Sarons Street, Treforest CF37 1TE**



## Location

Sarons Street is well located a short walk to both university campuses, with local amenities and the railway station close by. Pedestrian access via a bridge over the railway line, which connects to the town centre. Cardiff is situated 12 miles South along the A470 dual carriageway.

The site is located in Treforest, to the south-east of Pontypridd, and is accessed from the A473 via Park Street and Old Park Terrace. Pontypridd is undergoing major redevelopment of the town centre

## Description

The site has planning for a development that comprises the demolition of the existing Public House (The Bridge Inn) & terraced house (2 Saron Street), along with the construction of a three-storey student accommodation development.

The site is approximately 0.9 acres.

The proposed scheme will comprise 25 ensuite bed spaces, with private study areas, arranged in 4, 5 or 6 bed clusters over 3 floors. There will be excellent shared space and common amenity including laundry, communal common room, bicycle storage, CCTV, secure entry and high speed wifi broadband throughout the building.

Further planning information available on request.

## Rates

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

## Tenure

The subject property is available freehold.

## Purchase Price

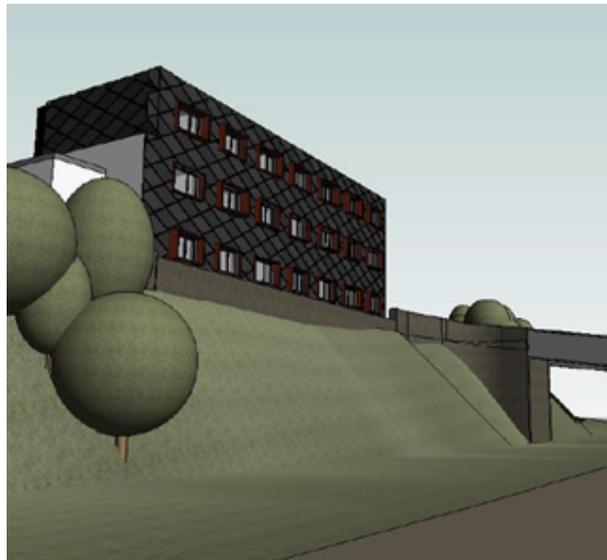
**£575,000 plus V.A.T.**

## VAT

All figures quoted are exclusive of V.A.T. where applicable.

## Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



## CONTACT

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