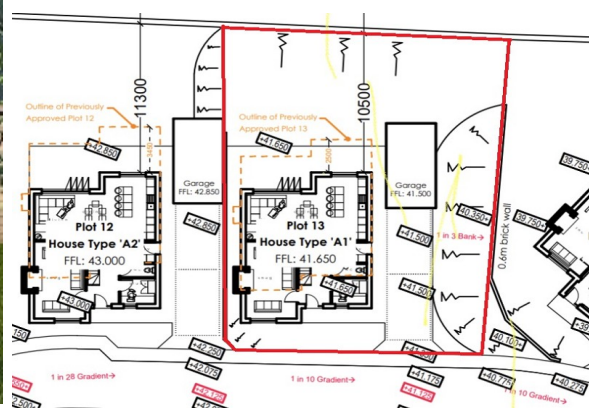
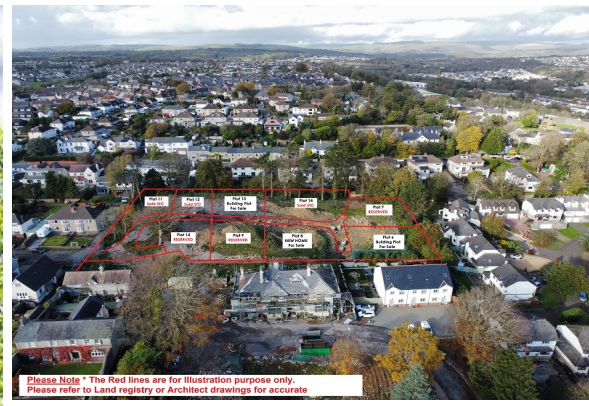




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Plot 13, Coed Parc Rise, Bridgend, Bridgend County. CF31 4HE



Offers In Region Of **£225,000**

Main Features

- The main image is an artist impression of the finished property
- Fully serviced ready to Build freehold building plot with slab base included
- Full planning permission & building regulations granted
- Desirable and select location
- Executive style development with pre designed building scheme
- To the rear of the Old Library Grade 2 listed development at Coed Parc
- Completed access from St Leonards Road and Walters Road
- Convenient for Town Centre, schools, playing fields, transport links and amenities
- 6 bedroom detached home
- Viewing is strictly by appointment only. ER:B

General Information

A FULLY SERVICED FREEHOLD BUILDING PLOT WITH SLAB BASE INCLUDED, FULL PLANNING & BUILDING REGULATIONS APPROVAL GRANTED WITHIN COED PARC RISE.

A SELECT DEVELOPMENT OF NINE, 6 BEDROOM EXECUTIVE STYLE DETACHED HOMES WHICH ARE PART OF A PRE DESIGNED BUILDING SCHEME .

The development is located in a prime location at the rear of the Coed Parc "Old Library" Grade 2 listed Development. When completed Coed Parc Rise will be accessible from Walters Road. This desirable development will be set in attractive mature grounds which were the rear gardens of the original listed library building.

Situated conveniently for Bridgend Town Centre and amenities. Ideal for public

transport links, being within 1/2 mile (approx) from Intercity rail link to London Paddington from Bridgend Train station. All major bus routes are also available at Bridgend Bus station. The M4 is within 2 miles (Approx) at Junction 36 at Sarn. Newbridge Playing Fields and leisure centre are within 1/2 mile. Local comprehensive and primary schools are nearby. The Heritage Coastline is within 5 miles at Ogmere By Sea. Cardiff International Airport is within 16 miles and Cardiff City Centre is within 22 miles.

If you are seeking your next development project or fancy a new self build home then this opportunity is not to be missed.

Full planning permission can be found on planning.bridgend.gov.uk/planning/display/P/22/455/RLX.

Planning application number - P/22/455/RLX.

Viewing to development is strictly by appointment only.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding Not Specified

Current heating type Not Specified

Tenure Freehold

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	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 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.

Neath Port Talbot
Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF



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Bridgend County Branch
16 Dunraven Place, Bridgend. CF31 1JD
bridgendcounty@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

