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PROFESSIONALS

2021  
WALES  
SALES  
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'Building Plots' Coed Parc Rise, Phase 3 of Coed Parc, Off Walters Road,  
Bridgend, Bridgend County. CF31 4HE



PETER MORGAN

From **£220,000**



## Main Features

- Planning for detached executive style homes with garages
- Desirable & prestigious location
- Viewing by appointment only
- Executive style development with pre designed building scheme
- Convenient for Town Centre, schools, playing field, transport links & amenities
- To the rear of the Old Library development at Coed Parc

## General Information

FULLY SERVICED PLOTS FOR EXECUTIVE STYLE HOMES WITH GARAGES WITHIN COED PARC RISE.

A SELECT DEVELOPMENT OF NINE, EXECUTIVE STYLE DETACHED HOMES WHICH ARE PART OF A PRE DESIGNED BUILDING SCHEME WITH FULL PLANNING PERMISSION.

The development is located in a prime location at the rear of the Coed Parc "Old Library" Development. 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 Ogmore By Sea. Cardiff International Airport is within 16 miles and Cardiff City Centre is within 22 miles.

## Viewings

Strictly By Appointment Only

## Utilities


Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** Not Specified

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold

# Building Plots Coed Parc Rise, Phase 3 of Coed Parc, Off Walters Road, Bridgend, Bridgend County. CF31 4HE

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

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