

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



CJ Architects Town Planning
Environmental & Urban Design

Plot 10, Coed Parc Rise, Off Walters Road, Bridgend, Bridgend County. CF31 4HE



PETER MORGAN

£645,000

Plot 10 Coed Parc Rise, Off Walters Road, Bridgend, Bridgend County. CF31 4HE

Main Features

- Brand new family home in a desirable location
- Architect Certified and being sold as a design and build project
- 6 double bedrooms
- 4 bathrooms
- 3 storey accommodation
- Landscaped gardens, driveway and garage
- Situated conveniently for Bridgend Town centre and amenities. The M4 is within 2 miles (approx) at Junction 36 at Sarn
- Newbridgev Playing Fields and Leisure Centre are within 1/2 mile
- Local comprehensive and primary schools are nearby
- Combi gas central heating, uPVC double glazing and much much more

General Information

'BRAND NEW' FAMILY HOME, ARCHITECT CERTIFIED AND BEING SOLD AS A DESIGN AND BUILD PROJECT. EXECUTIVE STYLE 6 DOUBLE BEDROOM, 4 BATHROOM DETACHED CONTEMPORARY HOME OCCUPYING AN INNER CORNER PLOT WITH ACCOMMODATION OVER 3 FLOORS.

The property benefits from open plan indoor/ outdoor living, 3 reception rooms, landscaped gardens, driveway and garage, combi gas central heating, uPVC double glazing and much more.

Early reservation will benefit from having choices of kitchen / interiors and will be involved in the build process from Day 1.

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 Ogmore By Sea. Cardiff International Airport is within 16 miles and Cardiff City Centre is within 22 miles.

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

Gas

Tenure

Freehold

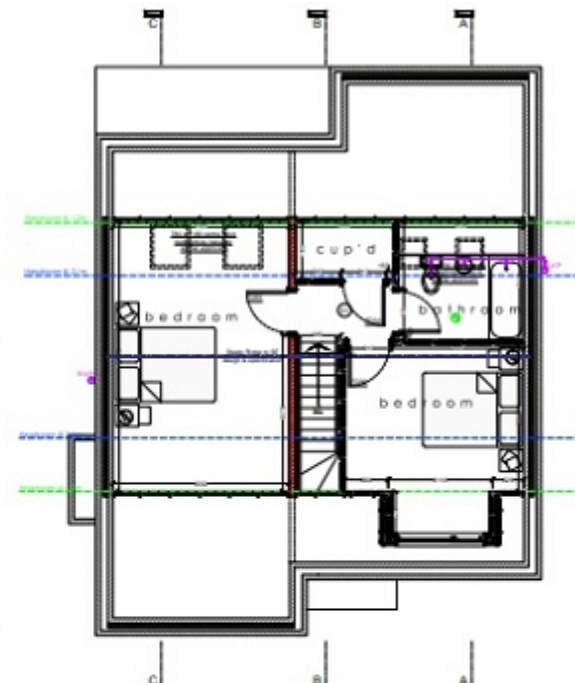




Proposed GA Ground Floor Plan
1:50



Proposed GA First Floor Plan
1:50



Proposed GA Second Floor Plan
1:50

- CONSTRUCTION NOTES**
- 1. General floor finish - finished floor with 200k PVC tiles or other appropriate finish.
 - 2. General ceiling finish - acoustic ceiling with 200k tiles or other appropriate finish.
 - 3. General walling finish - plasterboard with 200k tiles or other appropriate finish.
 - 4. General door finish - solid core doors with 200k tiles or other appropriate finish.
 - 5. General window finish - UPVC windows with 200k tiles or other appropriate finish.
- When opening are large for their size, they shall be fitted with a minimum of 200k tiles or other appropriate finish.
- GENERAL NOTES**
- 1. All work shall be carried out in accordance with the relevant standards and specifications.
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- GENERAL NOTES**
- 1. The floor to be completed shall be finished with 200k tiles or other appropriate finish.
 - 2. The ceiling to be completed shall be finished with 200k tiles or other appropriate finish.
 - 3. The walls to be completed shall be finished with 200k tiles or other appropriate finish.
 - 4. The doors to be completed shall be finished with 200k tiles or other appropriate finish.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(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.

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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

Bridgend County Branch

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