



## 0.3 Acre Building Plot to Rear of 5 Railway Terrace

South Cornelly CF33 4RW

Price £199,950

HARRIS & BIRT



Harris & Birt are pleased to offer to market this flat, private and secluded building plot with planning permission granted to build a three/four bedroom, detached dormer bungalow situated in circa. 0.3 acres of gardens and grounds. The property is set in an elevated position in fantastic views across towards the sea and is situation of a secluded and peaceful cul-de-sac location. The planning currently constitutes outline permission but our expectation of accommodation would be; open plan ground floor kitchen/living/dining room with utility and service space inclusive of downstairs WC and two good sized double bedrooms with a further two double bedrooms and master en suite to the first floor dormer space. An attractive long driveway leading up to the front of the property and tree line access providing seclusion to all boundaries.

The spot is set in a convenient location for local commuting links with Cardiff and Swansea via rail or the M4 and is close to a variety of primary and secondary schools in Porthcawl, North Cornelly and Kenfig Hill. Local amenities are close at hand.

### Wayleaves and Easements

The property is sold with and subject to all rights of ways and access wayleaves, water, support, light, drainage and other easements.

### Covenants

Quasi easements, restriction orders as they may exist whether mentioned in these sales particulars or otherwise. We also note that there are no footpaths through the development site. The expectation is that the property would be serviced by mains gas, electric, water and drainage, these would be granted subject to the necessary permissions.

### Plans, Areas and Schedules

Any plans have been prepared to the foremost accuracy based on land registry plans. Any plans within these particulars are published for administrative purposes only, the accuracy of such plans are not guaranteed.

### Local Authority

Bridgend Country Borough Council, Civic Offices, Angel St, Bridgend CF31 4WB.

### Health and Safety

Due to the nature of the site, neither the seller nor agent are responsible for the safety of those viewing. Those viewing the development do so at their own risk.

### Directions

Travelling from our offices at 67 High Street, Cowbridge travelling down the A48 past the villages of Colwinston and Ewenny through into Bridgend, keep following the A48 through the town and out towards Merthyr Mawr past Merthyr Mawr Road in Broadlands until you reach junction 37. Come off the A48 on the first exit on the A4229 and travel through the junction towards the M4 until you reach the roundabout, take the first exit onto Porthcawl Road for about 300 meters until you take a left onto Railway Terrace. Follow that road all the around until reach the dead end and we will meet you here and take you to the plot.

### Viewings

Viewings are strictly by appointment only, please contact the sole selling agents Harris & Birt on 01446 771777 or [cowbridge@harrisbirt.co.uk](mailto:cowbridge@harrisbirt.co.uk).











# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

67 High Street, Cowbridge, CF71 7AF  
01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF  
02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

