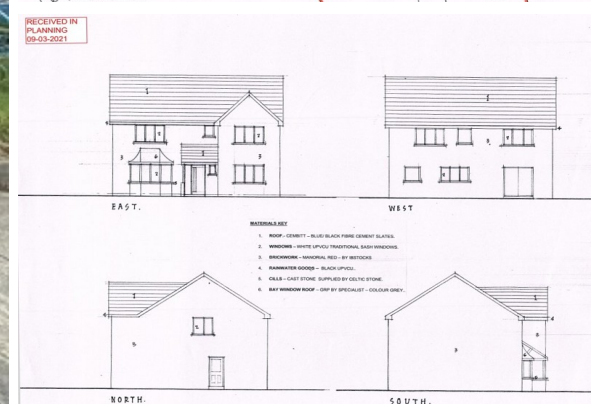
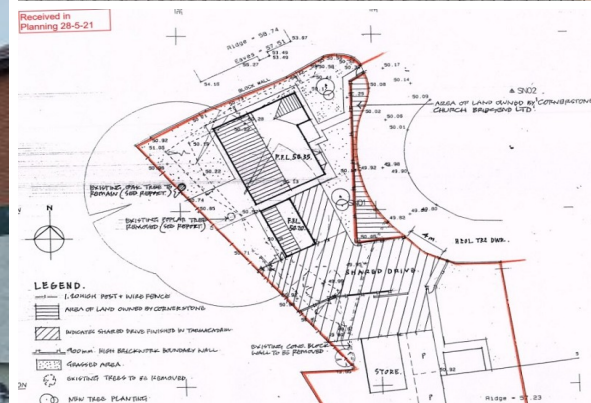




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Building Plot at Heol Tredwr, Waterton, Bridgend County. CF31 3AJ



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Offers In Region Of £175,000

Main Features

- Ideal Self Build opportunity in a popular established location
- 4 bedroom detached house with garage
- Situated within an established cul de sac
- The M4 is within 3.5 miles at Junction 35 & 36
- The Heritage Coastline is within 4.5 miles
- Cardiff City Centre is within 20 miles & Cardiff International Airport is within 16 miles
- South / West facing at rear
- All mains services are available
- Building can commence immediately
- Full planning details can be found on the Bridgend Council web-site under Planning number P/21/217/FUL

General Information

IDEAL SELF BUILD OPPORTUNITY IN A POPULAR ESTABLISHED LOCATION.

The Freehold building plot has full planning permission for a 4 bedroom detached house with garage. Situated within an established cul de sac. Highly convenient for local shops, amenities, Junior & Comprehensive Schools. The M4 is within 3.5 miles at Junction 35 & 36. The Heritage Coastline is within 4.5 miles at Ogmere By Sea. Cardiff City Centre is within 20 miles and Cardiff International Airport is within 16 miles. Intercity rail link is available at Bridgend Town Centre.

The plot is flat and is South / West facing at rear.

All mains services are available and planning conditions are satisfied therefore building can commence immediately after completion.

Full planning details can be found on the Bridgend Council web-site under planning number P/21/217/FUL

Mortgage Advice

For personal mortgage advice contact our Whole of Market Financial Advisors, on 0330 056 3555 Option 1 Option 1.

Viewings

Strictly By Appointment Only

Utilities

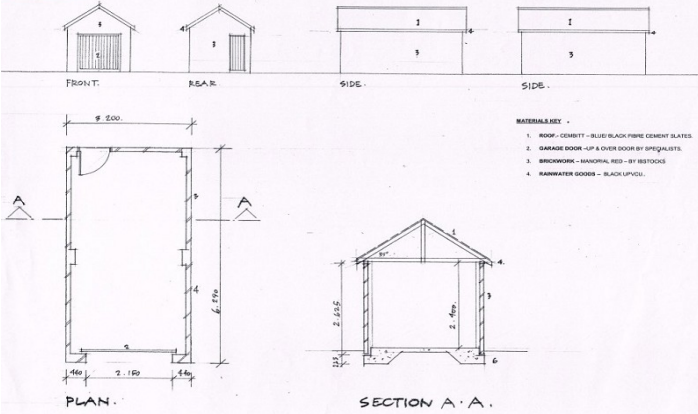
Mains electricity, mains gas, mains water, mains drainage

Current council tax banding Not Specified

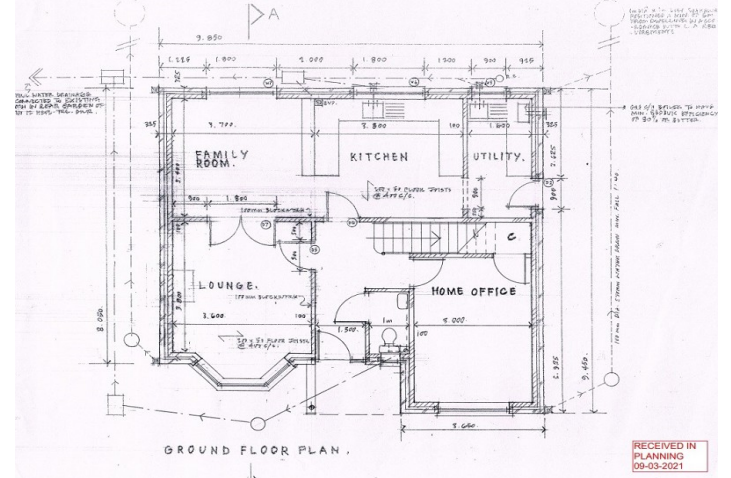
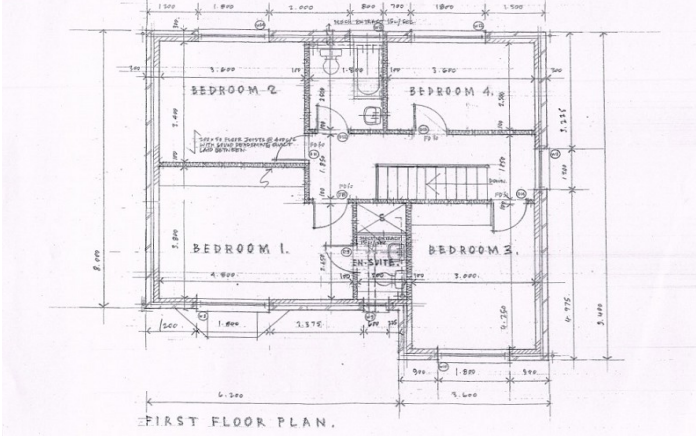
Current heating type Not Specified

Tenure Freehold

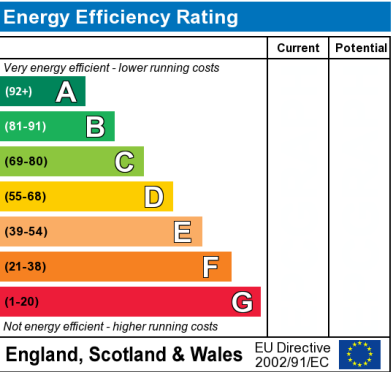
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Building Plot at Heol Tredwr, Waterton, Bridgend, Bridgend County. CF31 3AJ



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.

<p>Neath Head Office</p> <p>neath@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p>Neath Lettings</p> <p>lettings@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p>Neath Financial Services</p> <p>financial@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p>Bridgend</p> <p>bridgend@petermorgan.net</p> <p>16 Dunraven Place, Mid Glamorgan CF31 1JD</p>	<p>Maesteg</p> <p>maesteg@petermorgan.net</p> <p>135 Commercial St, Mid Glamorgan CF34 9DW</p>	<p>Port Talbot</p> <p>porttalbot@petermorgan.net</p> <p>49 Station Road Mid Glamorgan SA13 1NW</p>
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