



19<sup>th</sup> September 2024

# MARKET APPRAISAL GUIDE

11, Station Row, Pontyrhyl, Bridgend, CF32 8PJ



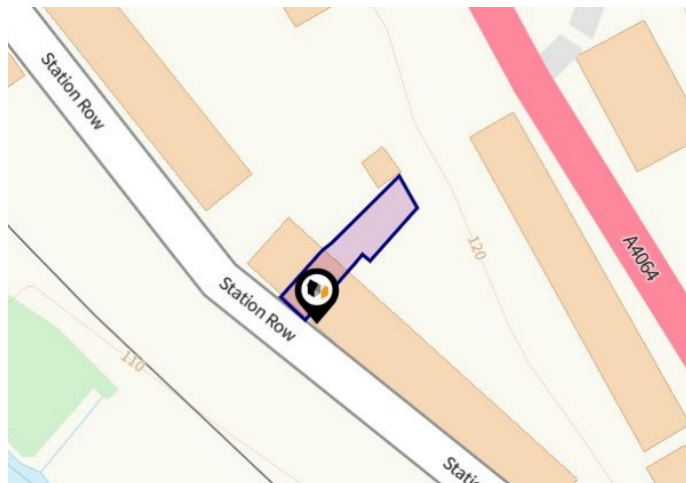
**The key facts about your property & the local market**



19<sup>th</sup> September 2024

# YOUR PROPERTY

## Overview






 Boundary (Land Registry Title Plan)

### PROPERTY KEY FACTS

UPRN: 100100493090  
Plot Size: 0.04 acres  
Council Tax Band: A  
Annual Cost: £1,496  
Land Registry Title Number: WA920990  
Tenure: Freehold  
Last Sold On: 30 May 2007  
Last Sold Price: £74,000

### AREA KEY FACTS

Local Authority: Bridgend  
Flood Risk: No Risk  
Conservation Area: No  
Property Details  
Property Type: Terraced  
Bedrooms: 2  
Bathroom: 1  
Outside Space: Rear Garden  
Parking: -  
Predicted Broadband Speeds  
Basic: 27 Mbps  
Satellite / Fibre TV Availability  
BT:   
Sky:   
Virgin: 

### PLANNING HISTORY

No Planning Records Available

# SOLD IN STREET

## Since 1995

18, Station Row, Bridgend, CF32 8PJ - Terraced House	
Dates Sold	Price
04/08/2023	£102,000

29, Station Row, Bridgend, CF32 8PJ - Terraced House	
Dates Sold	Price
01/09/2022	£140,000
05/07/2019	£52,000

27, Station Row, Bridgend, CF32 8PJ - Terraced House	
Dates Sold	Price
05/07/2022	£157,500
26/11/2007	£84,995

5, Station Row, Bridgend, CF32 8PJ - Terraced House	
Dates Sold	Price
16/12/2019	£75,000
30/05/2008	£89,850
05/06/1998	£25,000

32, Station Row, Bridgend, CF32 8PJ - Terraced House	
Dates Sold	Price
06/12/2019	£65,000

28, Station Row, Bridgend, CF32 8PJ - Terraced House	
Dates Sold	Price
09/07/2019	£52,000

22, Station Row, Bridgend, CF32 8PJ - Terraced House	
Dates Sold	Price
07/09/2018	£70,000

3, Station Row, Bridgend, CF32 8PJ - Terraced House	
Dates Sold	Price
26/06/2018	£95,000
27/01/2017	£55,000

# SOLD IN STREET

## Since 1995

23, Station Row, Bridgend, CF32 8PJ - Terraced House	
Dates Sold	Price
25/05/2018	£87,000
31, Station Row, Bridgend, CF32 8PJ - Terraced House	
Dates Sold	Price
01/09/2017	£57,500
09/11/2004	£60,000
30/04/2003	£36,000
13, Station Row, Bridgend, CF32 8PJ - Terraced House	
Dates Sold	Price
30/06/2017	£80,000
8, Station Row, Bridgend, CF32 8PJ - Terraced House	
Dates Sold	Price
05/08/2016	£75,000

12, Station Row, Bridgend, CF32 8PJ - Terraced House	
Dates Sold	Price
29/01/2016	£124,950
6, Station Row, Bridgend, CF32 8PJ - Terraced House	
Dates Sold	Price
11/12/2015	£69,000
1, Station Row, Bridgend, CF32 8PJ - Terraced House	
Dates Sold	Price
25/06/2015	£79,000
25/10/2012	£67,000
18/09/1998	£10,000
Station House, Station Row, Bridgend, CF32 8PJ - Detached House	
Dates Sold	Price
02/09/2011	£175,000

# SOLD IN STREET

## Since 1995

19, Station Row, Bridgend, CF32 8PJ - Terraced House	
Dates Sold	Price
15/08/2008	£86,000
14/10/2005	£70,000
11, Station Row, Bridgend, CF32 8PJ - Terraced House	
Dates Sold	Price
30/05/2007	£74,000
20/05/2002	£28,000
12/05/1999	£19,000
4, Station Row, Bridgend, CF32 8PJ - Terraced House	
Dates Sold	Price
27/04/2007	£77,500
22/11/2002	£38,200
25, Station Row, Bridgend, CF32 8PJ - Terraced House	
Dates Sold	Price
30/03/2007	£77,000
06/09/2002	£25,000

7, Station Row, Bridgend, CF32 8PJ - Terraced House	
Dates Sold	Price
05/12/2005	£76,950
02/07/1997	£7,750
24, Station Row, Bridgend, CF32 8PJ - Terraced House	
Dates Sold	Price
21/10/2005	£72,000
16/11/2001	£31,500
9, Station Row, Bridgend, CF32 8PJ - Terraced House	
Dates Sold	Price
11/10/2002	£29,500
31/03/2002	£28,000
03/04/1998	£29,000
14/07/1995	£12,000
17, Station Row, Bridgend, CF32 8PJ - Terraced House	
Dates Sold	Price
06/09/2002	£30,000

# SOLD IN STREET

## Since 1995

26, Station Row, Bridgend, CF32 8PJ - Terraced House	
Dates Sold	Price
21/12/2001	£44,950

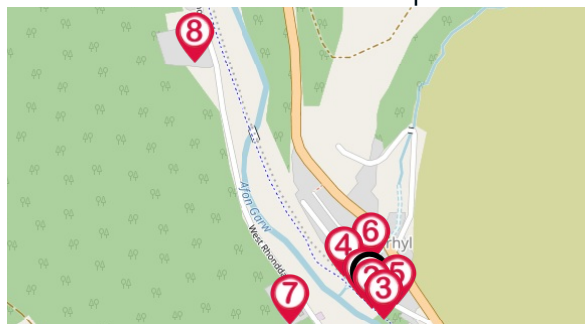
21, Station Row, Bridgend, CF32 8PJ - Semi-Detached House	
Dates Sold	Price
12/12/2001	£39,995

15, Station Row, Bridgend, CF32 8PJ - Terraced House	
Dates Sold	Price
03/09/1999	£29,000



# COMPARABLE PROPERTIES

## SOLD in your local area



1

**12, STATION ROW,  
PONTYRHYL, BRIDGEND,  
CF32 8PJ**

Sold: 29.01.2016  
Price: £124,950  
Type: Terraced  
Beds: 4  
£/Ft<sup>2</sup>: £122.19  
Distance: 0 mi



5

**75, BRYN COTTAGES,  
BRIDGEND, CF32 8PX**

Sold: 05.05.2023  
Price: £117,500  
Type: Terraced  
Beds: 2  
Distance: 0.03 mi



2

**8, STATION ROW,  
PONTYRHYL, BRIDGEND,  
CF32 8PJ**

Sold: 05.08.2016  
Price: £75,000  
Type: Terraced  
Beds: N/A  
£/Ft<sup>2</sup>: £91.68  
Distance: 0.01 mi



6

**59, BRYN COTTAGES,  
BRIDGEND, CF32 8PX**

Sold: 12.04.2024  
Price: £102,500  
Type: Terraced  
Beds: 3  
£/Ft<sup>2</sup>: £87.36  
Distance: 0.04 mi



3

**3, STATION ROW,  
PONTYRHYL, BRIDGEND,  
CF32 8PJ**

Sold: 26.06.2018  
Price: £95,000  
Type: Terraced  
Beds: N/A  
£/Ft<sup>2</sup>: £120.90  
Distance: 0.02 mi



7

**4, SWEETWELLS  
COTTAGES, BRIDGEND,  
CF32 8DJ**

Sold: 22.03.2024  
Price: £105,000  
Type: Terraced  
Beds: 2  
£/Ft<sup>2</sup>: £131.82  
Distance: 0.07 mi



4

**18, STATION ROW,  
BRIDGEND, CF32 8PJ**

Sold: 04.08.2023  
Price: £102,000  
Type: Terraced  
Beds: 2  
Distance: 0.03 mi



8

**10, WEST RHONDDA  
ROAD, BRIDGEND, CF32  
8LJ**

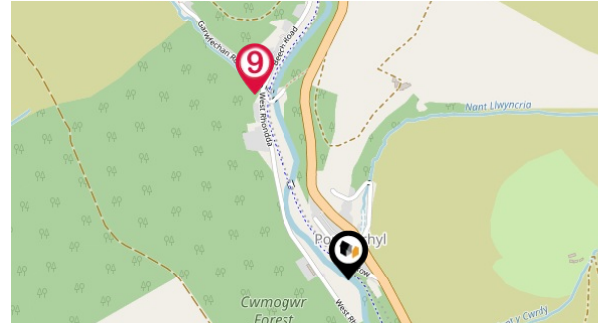
Sold: 05.06.2023  
Price: £125,000  
Type: Terraced  
Beds: 3  
Distance: 0.27 mi



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# COMPARABLE PROPERTIES

## SOLD in your local area



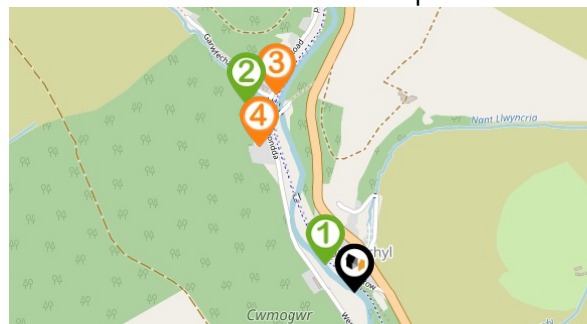
### 19, PLEASANT VIEW, BRIDGEND, CF32 8BJ

Sold: 27.03.2024  
Price: £125,000  
Type: Terraced  
Beds: 3  
£/Ft<sup>2</sup>: £159.08  
Distance: 0.38 mi



# COMPARABLE PROPERTIES

## FOR SALE or UNDER OFFER in your local area



1

### 28 STATION ROW, PONTYRHYL, BRIDGEND, CF32 8PJ

Listed on: 02.02.2024  
Price: £160,000  
Type: terraced  
Beds: 3  
Distance: 0.07 miles  
On Market: 230 days



2

### 4, GARW FECHAN ROAD, BRIDGEND, CF32 8BX

Listed on: 20.08.2024  
Price: £155,000  
Type: Terraced  
Beds: 3  
Distance: 0.4 miles  
On Market: 30 days



3

### 8 BEECH ROAD, PONTYRHYL, BRIDGEND, CF32 8AJ

Listed on: 19.07.2024  
Price: £132,749  
Type: terraced  
Beds: 2  
Distance: 0.39 miles  
On Market: 62 days



4

### 18, WEST RHONDDA ROAD, PONTYRHYL, BRIDGEND, CF32 8LJ

Listed on: 08.08.2024  
Price: £98,000  
Type: Terraced  
Beds: 3  
Distance: 0.28 miles  
On Market: 42 days

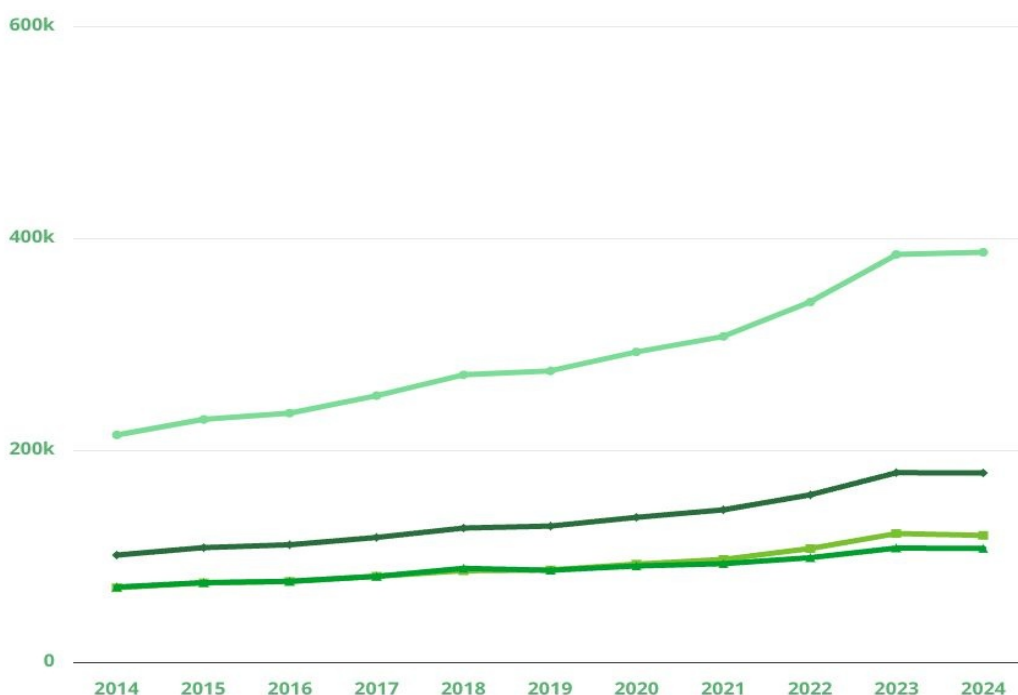


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# LOCAL MARKET

## House Price Statistics for CF32

### 10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



**FLAT**  
+ 51.35%



**TERRACED**  
+ 70.24%



**SEMI-DETACHED**  
+ 76.74%



**DETACHED**  
+ 80.44%

**£110,000**  
Price Estimate

# DATA QUALITY

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## Data Partners:



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