

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



**PETER MORGAN**

**£65,000** Guide Price

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

### Main Features

- BEING SOLD BY PUBLIC AUCTION ON 25.6.25. Building plot with planning permission a popular central established location for a..
- 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. Bridgend Town Centre is within 2 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/22/636/FUL

### General Information

BEING SOLD BY PUBLIC AUCTION THROUGH TOWN & COUNTRY PROPERTY AUCTIONS ON 25.6.25. FREEHOLD BUILDING PLOT WHICH 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. Accessed via an unadopted road as are all other properties within the culdesac.

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/22/636/FUL

UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

### Mortgage Advice

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

### Pre Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

### Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

### Viewings

Strictly By Appointment Only

## Utilities

Mains electricity, mains gas, mains water, mains drainage

## Current council tax banding

Not Specified

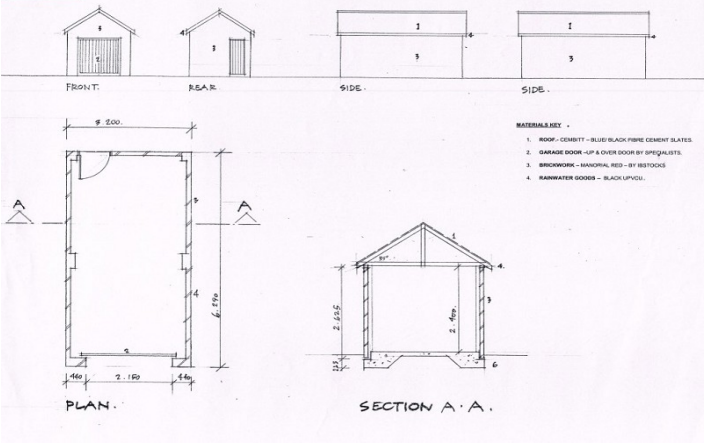
## Current heating type

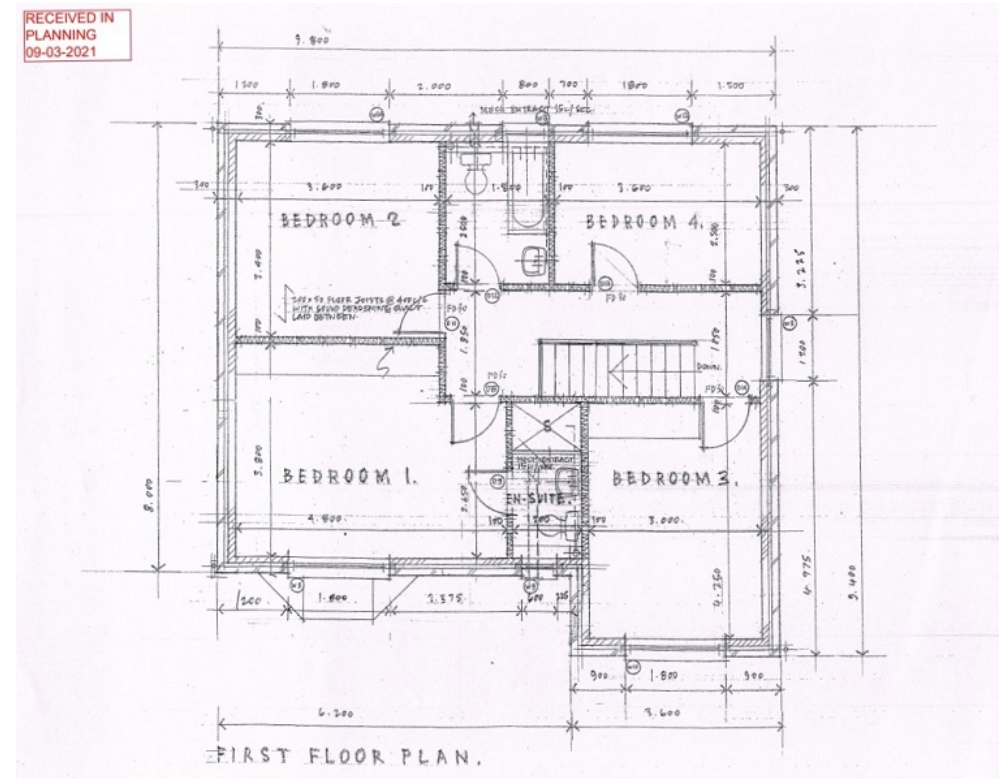
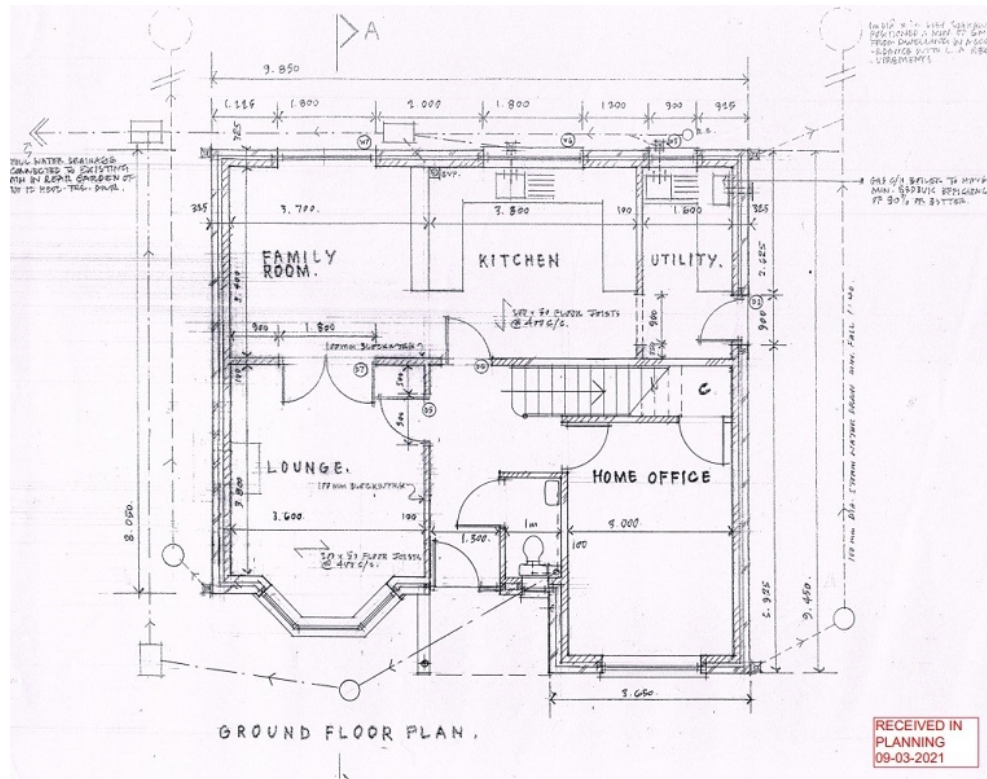
Not Specified

## Tenure


Freehold

RECEIVED IN  
PLANNING  
09-03-2021





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| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92+) A                                     |                         |   |
| (81-91) B                                   |                         |   |
| (69-80) C                                   |                         |   |
| (55-68) D                                   |                         |   |
| (39-54) E                                   |                         |   |
| (21-38) F                                   |                         |   |
| (1-20) G                                    |                         |   |
| Not energy efficient - higher running costs |                         |   |
| 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.

|  |   |  |   |   |   |
|--|---|--|---|---|---|
| <b>Neath</b><br>Hub<br><br>npt@petermorgan.net<br>lettings@petermorgan.net<br><br>33-35 Windor Road,<br>West Glamorgan<br>SA11 1NB | <b>Neath</b><br>Financial Services<br><br>team@pmfinancial.net<br><br>The Mortgage House,<br>5 The Ropewalk,<br>Neath<br>SA11 1EW | <b>Bridgend</b><br>Sales Hub<br><br>bcb@petermorgan.net<br><br>16 Dunraven Place,<br>Mid Glamorgan<br>CF31 1JD | <b>Talbot Green</b><br>Hub<br><br>talbotgreen@petermorgan.net<br>lettingstg@petermorgan.net<br><br>Ty Gwyn, 38 Talbot Road<br>Talbot Green, Pontyclun<br>CF72 8AF | <b>Carmarthen</b><br>Hub<br><br>carmarthen@petermorgan.net<br>lettingscm@petermorgan.net<br><br>21 Bridge Street,<br>Carmarthen<br>SA31 3JS | <b>Cardiff</b><br>Hub<br><br>cardiff@petermorgan.net<br>lettingscd@petermorgan.net<br><br>144 Crwys Road,<br>Cathays<br>Cardiff<br>CF24 4NP |
|--|---|--|---|---|---|

# PETER MORGAN



PROPERTY. PROPERLY

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## Bridgend County Branch

16 Dunraven Place, Bridgend. CF31 1JD

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