



## The Coegnant 1 Nant Y

£210,000

- **\*\*HELP TO BUY AVAILABLE\*\***
- Brand new semi-detached home
- 3 bedrooms
- Off road parking
- Private rear garden
- 10 year new-build warranty
- EPC Rating: Exempt



 3  2  1



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maesteg@peteralan.co.uk



## About the property

**\*\*BRAND NEW 3 BEDROOM HOME\*\***These Coegnant style homes are a perfect choice for both 1st time buyers & investors with their well proportioned & versatile living spaces. Accommodation comprises; hall, cloaks/wc, lounge, kitchen/diner, 3 beds , en-suite, bathroom/wc, driveway & closed private garden.





Cefnogir gan  
Lywodraeth Cymru  

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Supported by  
Welsh Government

## Accommodation

### Hallway

### Lounge

15' 10" max x 15' ( 4.83m max x 4.57m )

### Kitchen / Diner

15' 10" x 11' 4" max ( 4.83m x 3.45m max )

### 1st Floor Landing

### Bedroom 1

13' 4" max x 9' ( 4.06m max x 2.74m )

### En-Suite

### Bedroom 2

9' 11" x 9' max ( 3.02m x 2.74m max )

### Bedroom 3

11' 4" max x 7' 4" max ( 3.45m max x 2.24m max )

### Family Bathroom

### Help To Buy Wales

Help to Buy – Wales provides a shared equity loan to buyers of new-build homes. The scheme supports the purchase of homes up to £250,000. (£300,000 from 1st April 2023)

With Help to Buy – Wales:

- you must provide a 5% deposit
- the scheme provides a shared equity loan of up to 20% of the purchase price
- you must take out a repayment mortgage to cover the remaining amount

Further information can be found at <https://gov.wales/help-buy-wales>

### Agents Note

Please note the house type photography displayed here may not be of the exact home located on this development but may be of another plot of the same style house. For full details of the design and specification of the property you are looking to purchase, please always contact the Peter Alan branch in Maesteg.

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## Floorplan



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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