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16 Thomas Clarke Road, Cowbridge CF71 7FT

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING B

Low Cost Homeownership Scheme NEWYDD SHARED EQUITY SCHEME

For more information or to arrange a viewing, please contact 02920 005510 or email homesforsale@newydd.co.uk
This is a great opportunity for first time buyers to purchase a brand-new home at 70% of the open market value using a shared equity scheme, where you would legally own the property for the price of 70%. The value advertised represents 70% of the market value. The home ownership scheme is called Homebuy - Wales (Low Cost Home Ownership)
Newydd housing association will retain a 30% share, there is no rent payable or interest payable on this 30%, nor are there any obligations to buy back the 30%.

Externally, the property has two allocated parking spaces and a turfed garden, ideal for those warm summer evenings.

Key features

- Brand new kitchen/diner
- Lounge with patio doors to garden
- Two allocated parking spaces
- Reserved for first-time buyers
- Village location (A local sales policy in place)

This striking spacious new build property in a village location was built by Taylor Wimpey and is offered with a 10 year NHBC warranty and comprises of:

- Hallway
- Brand new kitchen
- Lounge with patio doors to garden
 - Bedroom 1
 - Bedroom 2
- Family bathroom
- Downstairs WC
- Downstairs storage cupboard

Note - First Time Buyers only and subject to meeting certain criteria. Local connection to Clare Garden Village and/or Vale of Glamorgan is required to purchase this home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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