



0.24 acre Building Plot Adjacent former Three Horse

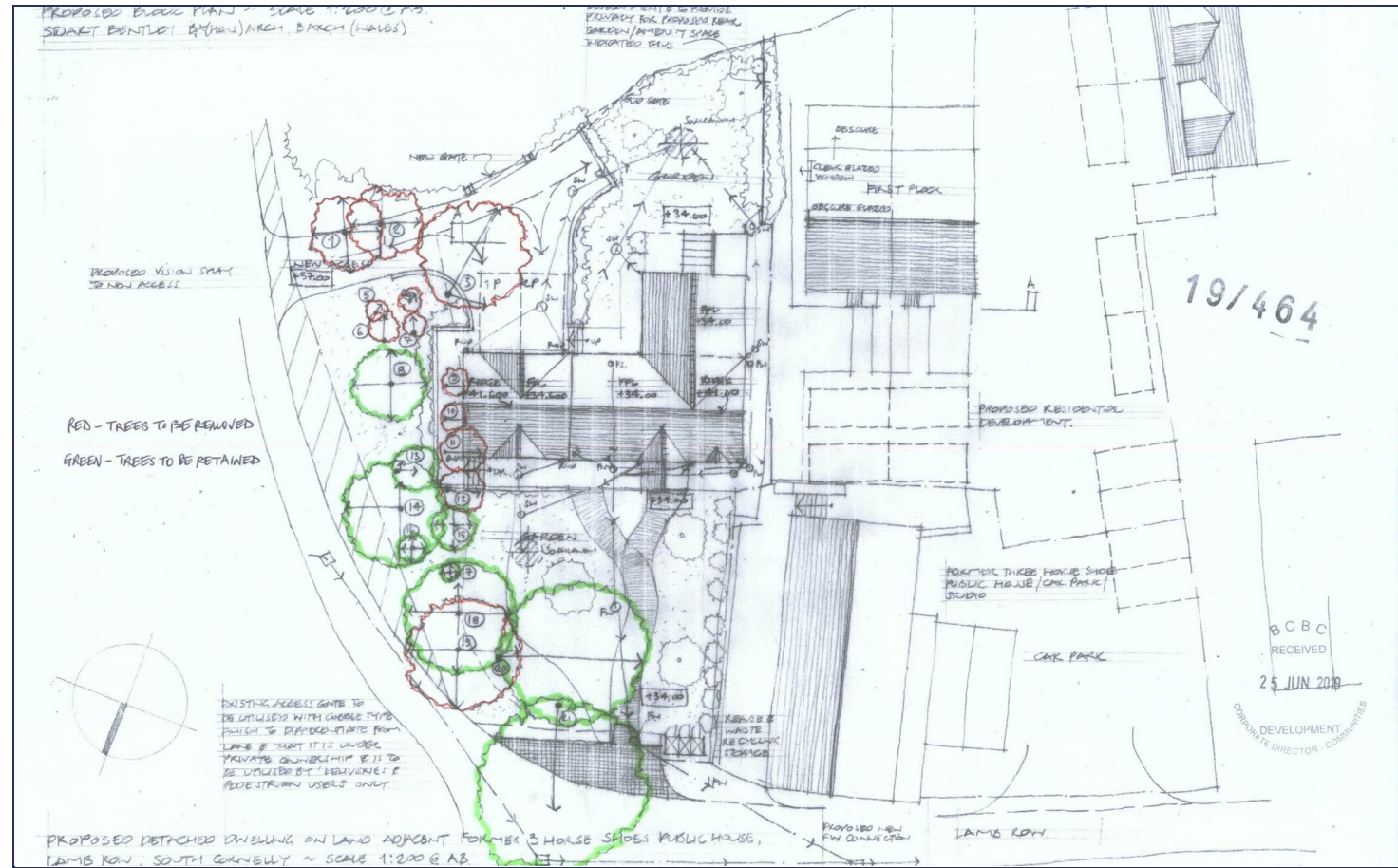
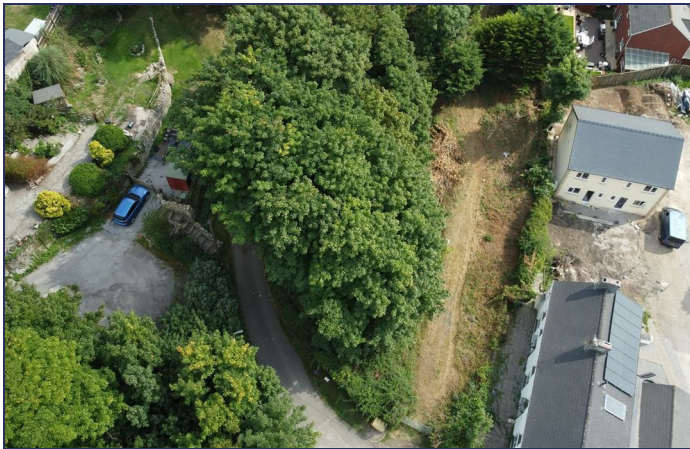
South Cornelly, Bridgend, CF33 4RL

Price £105,000

HARRIS & BIRT

Harris & Birt are pleased to offer to market this flat, private and secluded building plot with detailed planning permission granted to build a three bedroom, detached house situated in circa. 0.24 acres of gardens and grounds. The property is set in an elevated position in fantastic views across towards the sea and is situation of a secluded and peaceful cul-de-sac location. The planning currently constitutes detailed permission with accommodation comprising; galleried entrance hall, study, WC, kitchen/breakfast room, utility and living/dining room to ground floor, with attached double garage, stairs lead up to a good sized landing with three double bedrooms, master en suite with walk in wardrobe, bathroom and WC, as well as attractive wrap around balcony to rear. An attractive long driveway leading up to the front of the property and tree line access providing seclusion to all boundaries.

The spot is set in a convenient location for local commuting links with Cardiff and Swansea via rail or the M4 and is close to a variety of primary and secondary schools in Porthcawl, North Cornelly and Kenfig Hill. Local amenities are close at hand.



Wayleaves and Easements

The property is sold with and subject to all rights of ways and access wayleaves, water, support, light, drainage and other easements. There will be an expectation for the purchaser to build the roadway in via a new access road.

Covenants

Quasi easements, restriction orders as they may exist whether mentioned in these sales particulars or otherwise. We also note that there are no footpaths through the development site. The expectation is that the property would be serviced by mains gas, electric, water and drainage, these would be granted subject to the necessary permissions.

Plans, Areas and Schedules

Any plans have been prepared to the foremost accuracy based on land registry plans. Any plans within these particulars are published for administrative purposes only, the accuracy of such plans are not guaranteed.

Local Authority

Bridgend Country Borough Council, Civic Offices, Angel St, Bridgend CF31 4WB.

Health and Safety

Due to the nature of the site, neither the seller nor agent are responsible for the safety of those viewing. Those viewing the development do so at their own risk.

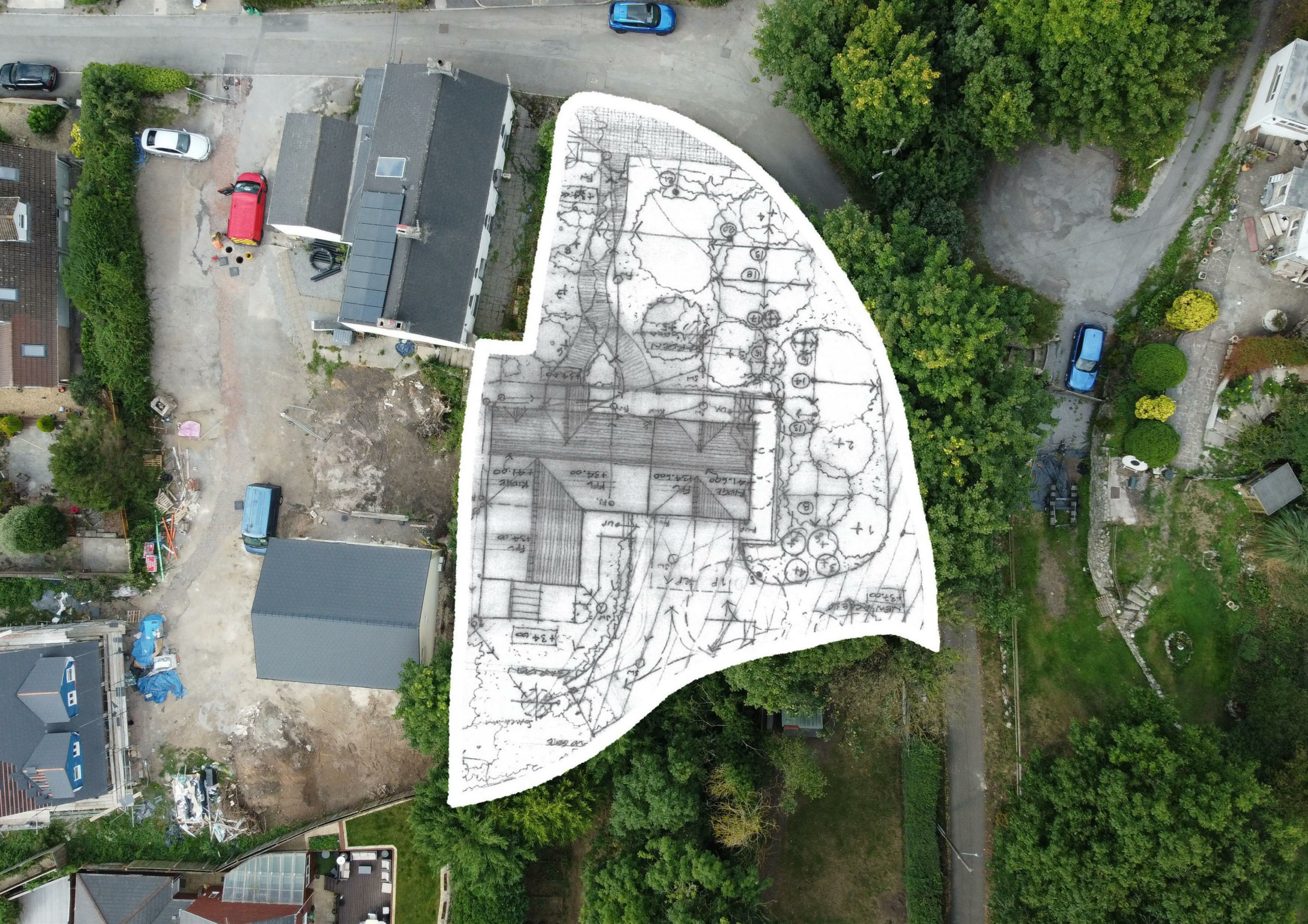
Directions

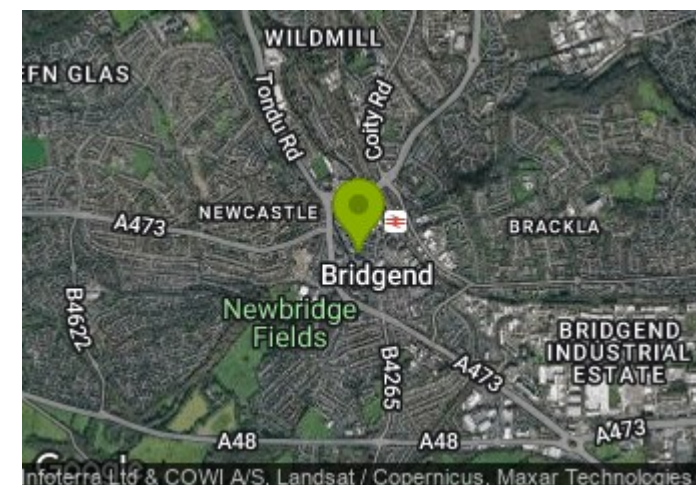
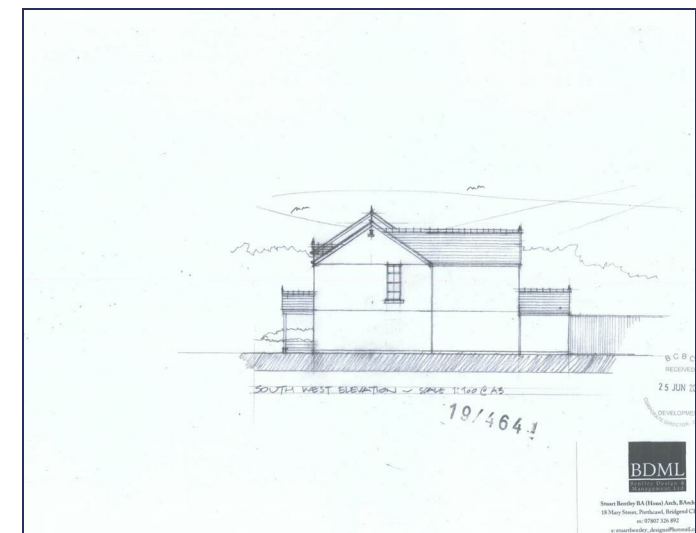
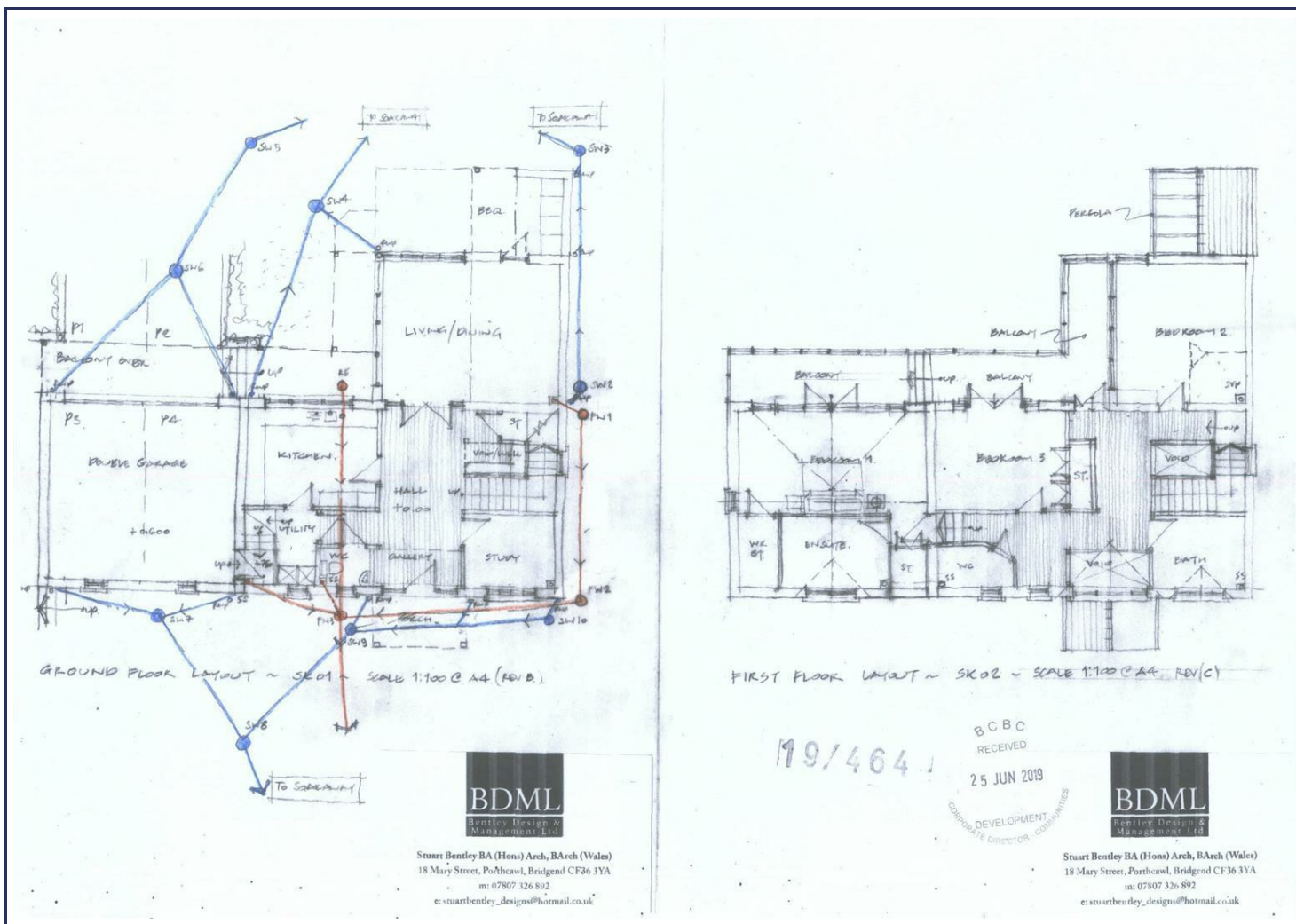
Travelling from our offices at 67 High Street, Cowbridge travelling down the A48 past the villages of Colwinston and Ewenny through into Bridgend,

keep following the A48 through the town and out towards Merthyr Mawr past Merthyr Mawr Road in Broadlands until you reach junction 37. Come off the A48 on the first exit on the A4229 and travel through the junction towards the M4 until you reach the roundabout, take the first exit onto Porthcawl Road for about 300 meters until you take a left onto Railway Terrace. Follow that road all the around until reach the dead end and we will meet you here and take you to the plot.

Viewings

Viewings are strictly by appointment only, please contact the sole selling agents Harris & Birt on 01446 771777 or cowbridge@harrisbirt.co.uk.





HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

67 High Street, Cowbridge, CF71 7AF
01446 771777 sales@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF
02920 614411 lettings@harrisbirt.co.uk

harrisbirt.co.uk

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