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14 Penllyn Way, Cowbridge CF71 7GA £182,000 Freehold

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

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 100% legally own the property for the price of 70%. 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%. You will legally own 100% freehold of the property paying 70% of the market value, this is through Newydd's shared equity scheme.

Service charges will apply.

Key features

- Brand new kitchen/diner
- Lounge with patio doors to garden
- Two allocated parking spaces
- Reserved for first-time buyers ONLY
- 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 (with built in wardrobe)
- Bedroom 2
- Family bathroom



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | 99 |
| (81-91) B | 84 | |
| (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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