



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA  
01446 736888 | enquiries@ninaestateagents.co.uk  
www.ninaestateagents.co.uk



## 26 Mount Ida Road, Cowbridge CF71 7FX £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			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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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