

Plot behind Arwerydd South Cornelly,
Bridgend, Bridgend County. CF33 4RG

£125,000



PAYTON
JEWELL
CAINES

Plot behind Arwerydd South Cornelly, Bridgend, Bridgend County. CF33 4RG

Building plot with outline planning consent granted for a 3 bedroom detached house (could be enlarged due to larger site area now available). Foundation slab already in situ. Lovely views to the side. Village location within 10 minutes of Porthcawl seafront.

£125,000 - Freehold

- Building plot for sale - larger than previously offered
- Outline planning consent but previously granted
- Approximately 55sq/m 600sq/f
- 3 bedroom detached house set over 2 floors
- Foundation slab already in for part
- Shared gated driveway
- Sought after village location




DESCRIPTION

Building plot with outline planning consent previously granted for a 3 bedroom detached house. The plot is now larger and therefore amendments to the existing consent may be considered to increase the size of the dwelling. Foundation slab already in situ. Lovely views to the side. Village location within 10 minutes of Porthcawl seafront.

The property is accessed via a gated entrance which serves only three properties (including this plot) and leads to the building plot where the vendor has already laid the foundation slab.



EPC

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Awaiting Floorplans

Please visit pjchomes.co.uk for a full list of our properties for sale and to rent.

Follow us on Facebook and Twitter for the latest PJC news.

 twitter.com/pjchomes

 Search 'Payton Jewell Caines'

These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk