

Land on the North East of Ebenezer Terrace, Ebenezer

Bridgend, CF35 6EA

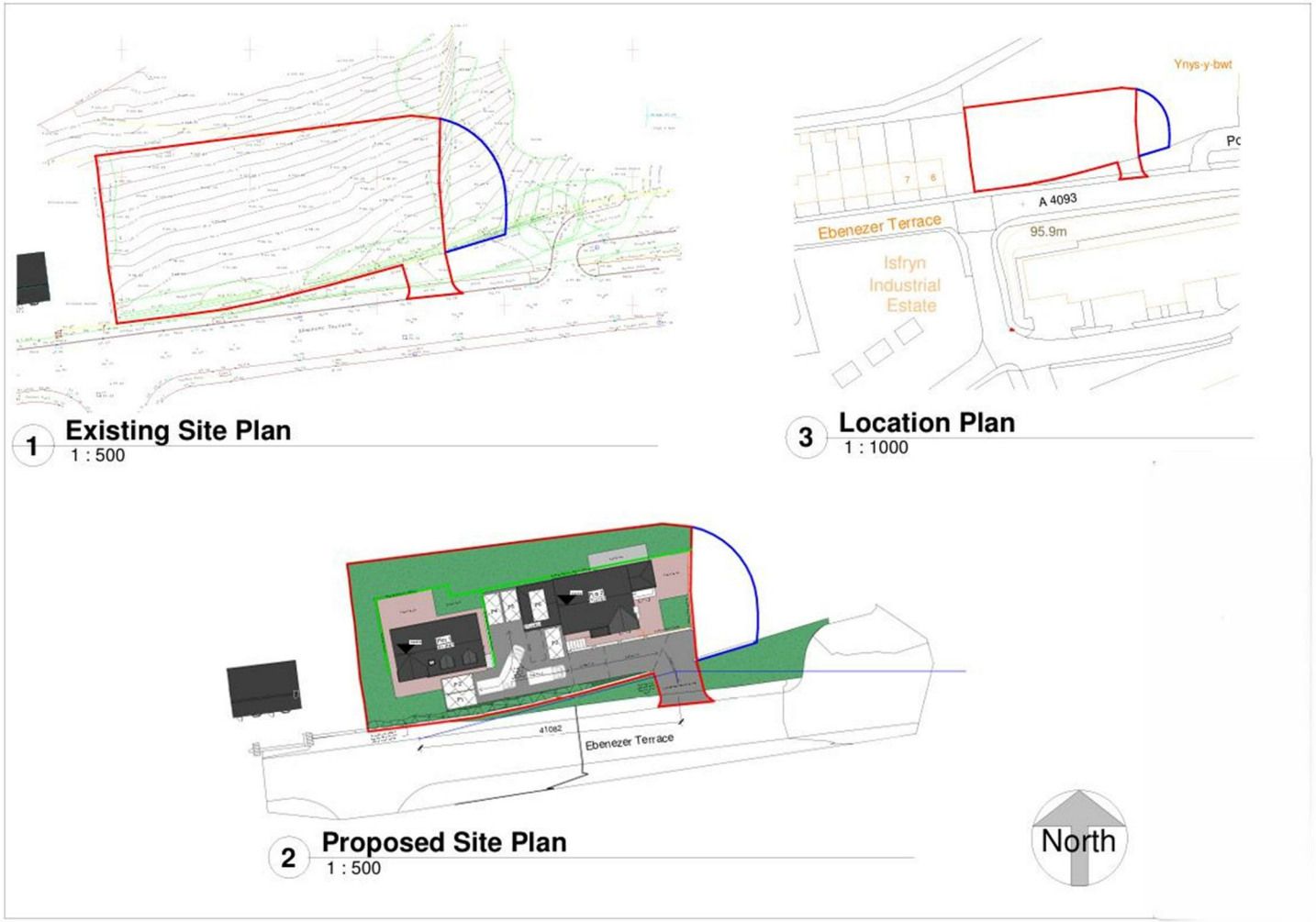
Watts & Morgan

Land on the North East of Ebenezer Terrace, Ebenezer Terrace

Blackmill, Bridgend CF35 6EA

£175,000 Freehold

The property comprises approximately 0.35 acres of land as shown edged in red on the attached plan, located in the popular village of Blackmill, which overlooks rolling hills and farmland. The property benefits from full planning permission for two new Self-Build residential properties. Planning permission reference P/22/559/FUL.



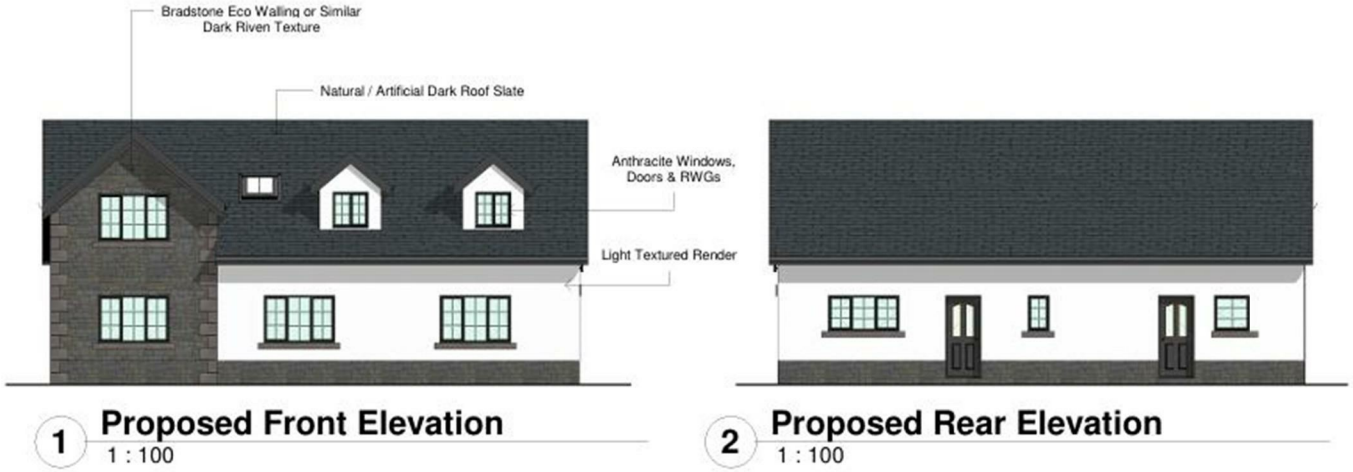
Directions

What3words directions for the plot- ///jars.wealth.incomes
The plot is accessed just off Graig Terrace (A4093), down a side access lane. From the main road through Blackmill (A4061), the side access lane is approx 0.2 miles.





Your local office: Bridgend
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1 **Proposed Front Elevation**
1 : 100

2 **Proposed Rear Elevation**
1 : 100



3 **Proposed Right Elevation**
1 : 100

4 **Proposed Left Elevation**
1 : 100



1 **Proposed Front Elevation**
1 : 100



2 **Proposed Rear Elevation**
1 : 100



Summary of Accommodation

ABOUT THE PLOT

Two new Self-Build residential properties to include:

Plot 1- A three bedroom dorma bungalow. The ground floor comprises of an open plan kitchen/dining room with a separate living space. There's also a ground floor bedroom with ensuite as well as a separate WC. To the first floor are two further bedrooms, study room and family bathroom as well as a good store cupboard.

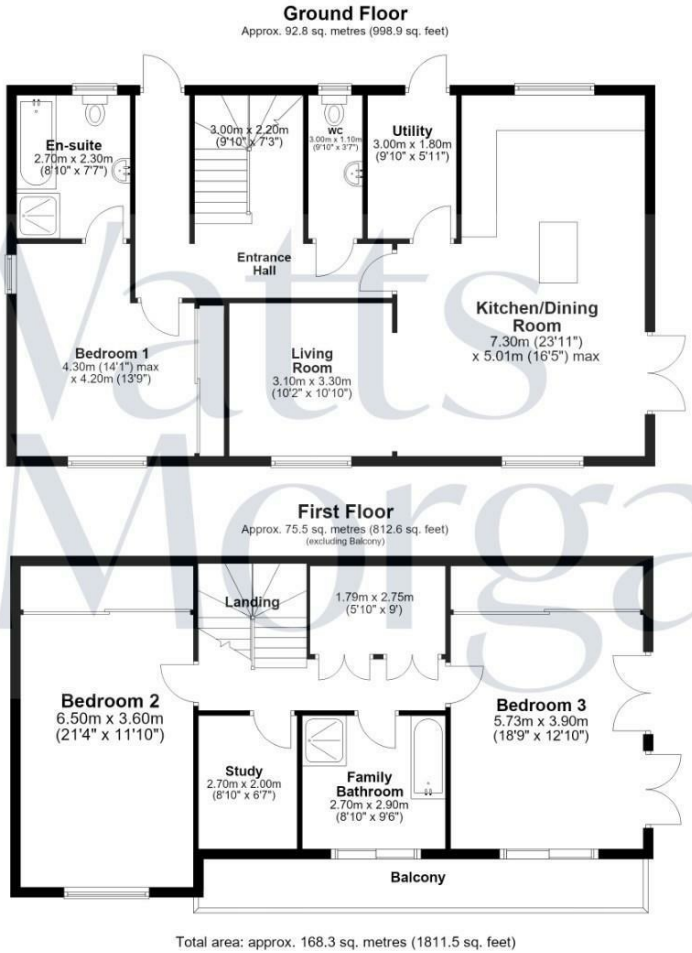
Plot 2- A 4/5 bedroom house. The ground floor comprises of a large living area, three good sized bedrooms, games room (which could be a bedroom) and a family bathroom, as well as a garage. To the first floor, there is an open plan kitchen/dining/living room, with access to a large rear terrace and front balcony. There is a bedroom suite, complete with walk in dressing room and ensuite bathroom. There is also a WC and utility room.

AML

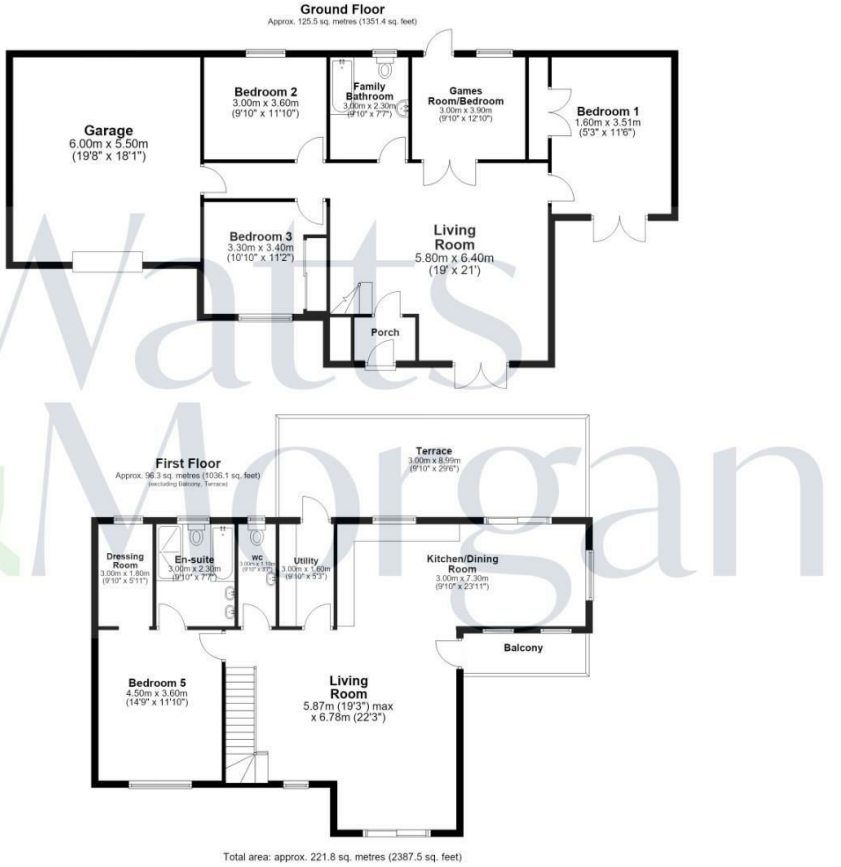
Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

IMPORTANT INFORMATION

These particulars are prepared for guidance purposes only and do not constitute, or form any part of an offer or contract. Whilst every effort has been made to ensure the information provided is accurate, the details have been supplied by the seller and should not be relied upon as statements or representations of fact. Neither Watts & Morgan Estate Agents, its employees, nor the seller or landlord makes or gives any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of all details through their own inspections, enquiries and, where appropriate, independent professional advice. All measurements/floorplans and distances are approximate. Services and appliances have not been tested. Photographs, computer-generated images (CGIs) and enhanced images are provided for illustrative purposes only.



Total area: approx. 168.3 sq. metres (1811.5 sq. feet)



Total area: approx. 221.8 sq. metres (2387.5 sq. feet)

Scan to view property

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