

4-6 Dunraven Place, Bridgend. CF31 1JD

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Plot 1  
Llangeinor  
Bridgend.  
CF32 8PL

125,000



- LAND FOR SALE IN LLANGEINOR
- SEMI-RURAL LOCATION
- VIEWS OVER THE VALLEY
- POTENTIAL FOR 2 DWELLINGS
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Ref: PRA10601

Viewing Instructions: Strictly By Appointment Only

## General Description

A select development of two serviced plots set in this semi-rural village of Llangeinor with superb views over the Valley yet within easy access of Llangeinor recreation fields and the Cycle Track and with good access to Junction 36 of the M4 Motorway and Bridgend Town with all its facilities. This last plot of land is to be sold out as one but has potential for two dwellings with outline planning. For further information, please email [bridgend@garethledwards.com](mailto:bridgend@garethledwards.com)

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## Accommodation

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### Plot 1

Top site, serviced, planning pending.

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## Disclaimer

Note: The services have not been tested by the agent.

The measurements herein contained have been taken with a sonic tape and their accuracy cannot be guaranteed, they are for guidance only and should not be relied upon.

These details are merely the opinion of the agent; therefore, possible buyers should check the relevant points to form their own conclusions.

Viewing: By appointment via the Bridgend Office, we shall be pleased to arrange access. However, we do recommend that potential buyers 'drive by' the area prior to making a firm appointment.

THESE DETAILS ARE SUBJECT TO VENDOR APPROVAL AND MAY BE AMENDED.

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## Services

### Tenure

We are informed that the tenure is Not Specified

### Council Tax

Band Not Specified

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*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*