

On the instructions of Mr Gareth Rees

Sale by Private Treaty



Gamlyn Isaf Farmhouse , Penywaun Aberdare, CF44 9BB

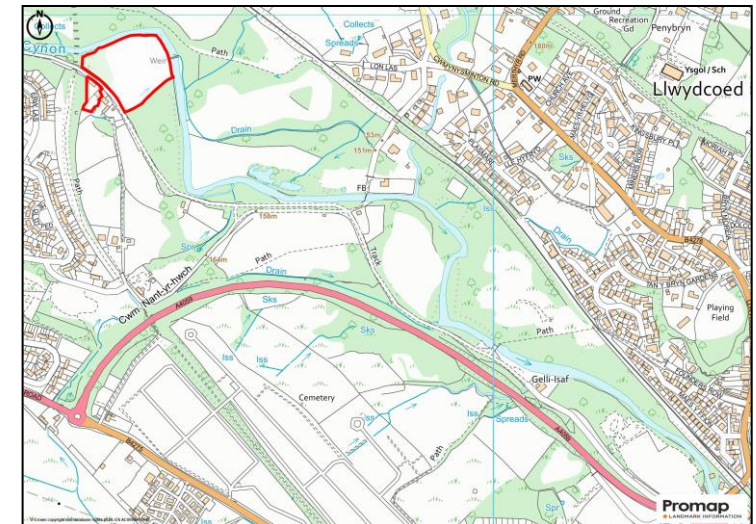
What3words: clubbing.patting.sculpting

5-bedroom Farmhouse with Land.

OIRO £700,000

An opportunity to purchase a well present period featured semi-detached farmhouse in large plot along with pasture extending to 1.61 Ha (3.998 acres and with 3 stables).

Suitable for Small holders or Equestrian use



SITUATION & BRIEF DESCRIPTION

- Gamlyn Isaf Farm is an 18th century period 5-bedroom Farmhouse (semi-detached) set within a plot of 0.371 acres within mature grounds off a concrete driveway.
- A short travelling distance from Aberdare Town, easily accessible to the A465 Heads of the Valley, offering dual carriage links to employment areas of Merthyr Tydfil or Neath and wider M4 corridor.
- The property abuts the Cynon Valley cycle route and close to the railway station of Aberdare.
- The residence has been fully modernised and furnished to a high standard, whilst retaining its original period features.
- The accommodation extends over three floors with spacious kitchen/ dinner and a further two receptions rooms.
- The Conservatory offers extra living space and views over the surrounding gardens, which are laid out to lawns and secluded patios to provide space for entertaining.
- There is a concrete block building offering three stables and garage, with additional storage at rear in the form of a timber barn.
- The land is opposite the house (other side of highway lane) and extends to 1.61 Ha, (3.998 acres) of pasture.
- **The land is under Notice as being required for the Cynon Gateway (road scheme), which is the 1.2km proposed link road to connect the A4059 Aberdare bypass to the Croesbychan roundabout of the A465 Heads of Valley Road.**





Gamlyn Isaf

The stone-built residence under a slate roof offering approx. 187 square meters of floor area.

Rear Entrance is off the driveway via a set of steps, leading to a hallway, painted and tiled floor, doors off to utility room and wet room (including w/c), door to Kitchen/ dinner.

Kitchen with fitted painted units to one wall, fitted electric range cooker within run. Oak worktops. Painted walls and slate floor.

Living room 1 (4.9m x 4.3m), Oak beamed in ceiling, oak floor with fitted wood burner. French doors leading to front garden. Doors off to lounge 2 and stairs to 1st floor.

Living room 2 (4.8m x 3.5m) oak floor and bespoke fire surrender (electric fire connected). Patio doors leading to conservatory.

Stairs to first floor offering: 3 double bedrooms (Master bedroom with en-suite); family bathroom and stairs to 2nd floor and a further two bedroom/ attic storage with sky light windows.

The property has under the current owner been extensively modernised and many bespoke features added, using oak for doors, window stills and flooring to ground floor. Carpeted upstairs.

The property has UPVC windows thought, providing light and airy living spaces, with large windows in the living area linking it all to the front garden.



Garden, outbuildings and land

The property has wrought iron gates leading off the highway to the parking areas at side of dwelling. The mature gardens are laid out to a lawn with areas of shrubbery and trees.

There is one concrete block building under tiled roof offering garage and three stable (one a foal box) water and electricity connected. There is a further wooden structure offering garage/ storage and other storage adjoins the dwelling.

The land is opposite side of lane and is in one block extending to 3.998 acres. The land abuts the river Cynon which flows southeast as the boundary.

Asking Price: **Gamlyn Isaf Farm as a whole - OIRO £700,000**

Key information

Planning: Rhondda Cynon Taf Council – proposed Cynon Gateway Road scheme (TBC). This property is being marketed for a Blight application due to new road scheme.

Overage: There is no overage on land or buildings

Common Rights: None

Access: Off highway

Tenure: Vacant Possession on Completion

Heating: Oil boiler heating system through the dwelling

Services: Mains water supply and electricity. Telephone with broadband connected.

Dwelling EPC rating: Band "D" <https://find-energy-certificate.service.gov.uk/energy-certificate/9000-0284-0322-6696-3763>

Council Tax band: TBC

Locality and LPA: Aberdare in the County of Rhondda Cynon Taf

Directions: Exit onto unnamed road off the A4059 roundabout with Harriet street/ Llwydcoed Road nr, Aberdare. Follow lane for 1.5km, the property is on your left.

VIEWING: **Strictly by appointment with the agent.**

CONTACTS: **AGENT:** Jeremy Liley, Farmtrack Chartered Surveyors, Tudor House, Coychurch, Bridgend. CF35 5NS. (01656 650244) admin@farmtrack.wales



IMPORTANT NOTICE

- 1) Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order as they have not been tested by us. Prospective purchasers should satisfy themselves on such matters prior to purchasing.
- 2) Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT necessarily precise.
- 3) Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact.
- 4) The plans used in these particulars are based on the Ordnance Survey but are for reference only. They are believed to be correct, but the purchaser shall be deemed to have satisfied himself/herself as to the description of the property and any error, omission or mis-statement as to the areas or otherwise shall not annul the sale or entitle the party to compensation in respect thereof.
- 5) The sale will be subject to Conditions of Sale, which can be obtained from the vendors' solicitor.
- 6) The property, (or parts of the property if subdivided for sale) is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage water and electricity supplies and other rights and obligations, easements and quasi easements and restrictive covenants and all existing or proposed wayleaves for masts, stays, cables, drains, gas or other pipes whether referred to in the stipulations, particulars or conditions of sale or not, and to the provisions of any Planning Schemes of the County or Local Authority