

# **JOHN E JEREMY**

## **Chartered Surveyors – Tel 01656 650244**

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On the Instruction from Mr & Mrs D R Jones

**TY GWYN FARM, LLWYDCOED  
ABERDARE CF44 0LX**

**ASKING PRICE (OIRO) £ 565,000**



### **Situation & Brief Description**

- **Traditional stone built Farmhouse extended with annexe and out buildings with a rear single storey extension providing a modern living space.**
- **Spacious accommodation containing 3 Reception Rooms, 4 Double Bedrooms, Study, Family Bathroom, Shower & W/C rooms, utility room and large conservatory all with UPVc double glazing windows.**
- **Pasture land, rough grazing and woodland extending to over 30 acres, land gently sloping with a South facing aspect, natural water supply according to season.**
- **Rural location benefiting from beautiful panoramic views of the surrounding countryside.**
- **Excellent road links to A465 and surrounding towns of Aberdare and Merthyr Tydfil. Good road links to employment areas of Swansea and M4 Corridor.**

## Plan



### TY GWYN ACCOMMODATION COMPRISES:



<p><b>Annexe: Ground Floor</b></p> <p>Utility Room: 2.29m x 4.78m</p> <p>Reception Room: 4.03m x 4.78m</p>	<p><b>First Floor</b></p> <p>Landing: 2.05m x 1.93m</p> <p>Bathroom: 2.05m x 2.75m</p> <p>Bedroom: 4.32m x 4.78m (max)</p>
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<p><b>Main Dwelling: Ground Floor</b></p> <p>Reception Room: 6.77m x 4.34m (square) P shaped "semi circled" additional area: 0.95m x 1.56m (N/B maximum length of room 7.71m)</p> <p>Bedroom: 3.47m x 4.61m</p> <p>Living room: (5.75m x 4.71m) + (0.58m x 3.05m) less Study (1.69m x 3m) Total Area: 23.78m<sup>2</sup></p> <p>Study: 1.69m x 3m</p> <p>Kitchen: 6.79m x 3.01m</p> <p>Wetroom: 1.3m x 3.51m</p> <p><b>Conservatory</b> (4.91m x 2.13m) + (2.36m x 3.39m) (P shaped approx.) Maximum length of conservatory 7.27m</p>	<p><b>First Floor</b></p> <p>Landing: 0.85m x 0.9m</p> <p>Bedroom: 2.86m x 4.39m</p> <p>Bedroom: 2.88m x 4.46m (Square) P shaped "semi-circle" additional area (0.91m x 1.9m) (maximum length of room 3.79m)</p> <p><b>Barn</b></p> <p>Barn Main Room: 5.81m x 4.95m</p> <p>Barn Storage Room: 6.85m x 3.02m</p>
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**Please note that the property is subject to a Compulsory Purchase Order (Draft order) which was published on the 3<sup>rd</sup> of August 2017 which is awaiting ministerial approval. (Dowlais Top to Hirwaun A465) 201**



**Outside**

The property is accessed via a private drive off council maintained highway. To the front is an area of hard landscaping, parking to the side of the property and lawn area with pond future. Ty Gwyn has an agricultural block constructed outbuilding split in two with wooden doors.

**Tenure**

Freehold.

**Tax band** E

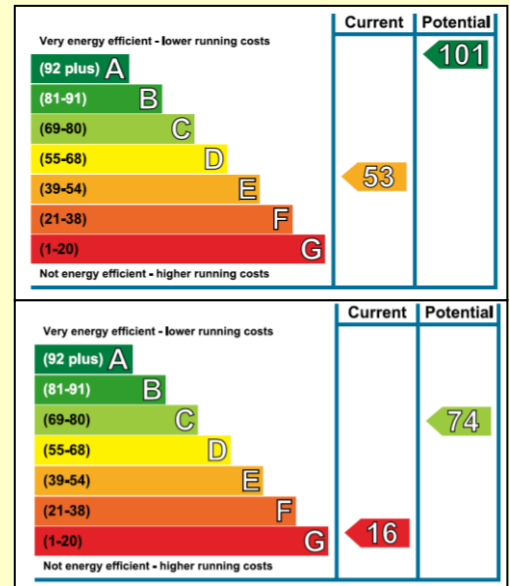
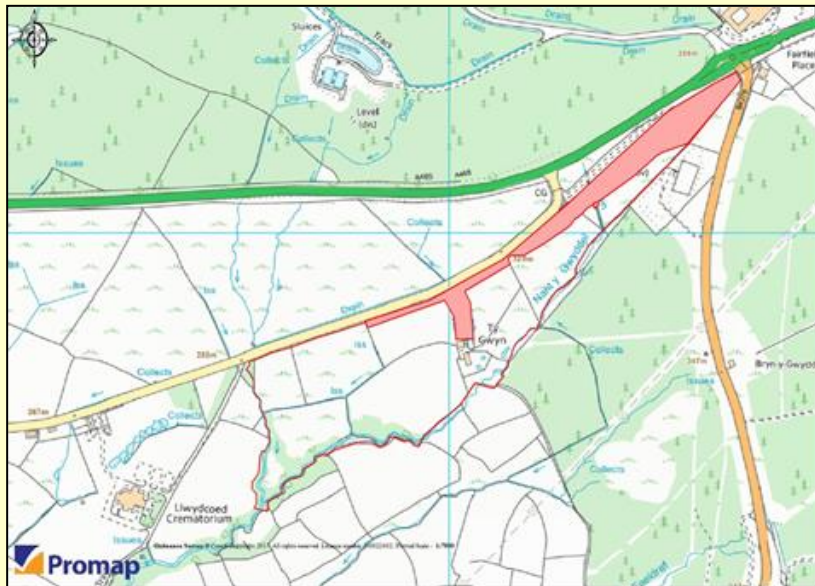
**Services**

Mains water and electricity. Telephone connection. LPG central heating. Septic Tank.

**The land**

Amounts to approximately 13.64 Hectares (33.715 acres). South facing permanent pasture with fences dividing the land into good size fields. The land is sold subject to a 25 year overage clause of 25% in favour of the vendor.

**Part of the property affected by the order is shown on the plan outlined in red Highlighted Pink. (Indicative only)**



**Viewing**

Strictly by appointment with the agent.

**Asking price:**

oiro £565,000

**Directions**

From the A465 (between Hirwaun and Merthyr Tydfil) take junction signposted Llwydcoed Crematorium. Ty Gwyn is the first entrance on the left.

**Energy Performance Certificate** Band G (Annexe E)

**Contact**

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John E Jeremy Chartered Surveyors, Tudor House, Coychurch, Bridgend CF35 5NS

**Solicitors**

FAO Mr Stefano Rabaiotti Tel No: 01685 885500  
Marchant Harries & Co, Bute Chambers, 17-19 Cardiff Street, Aberdare CF44 7D

**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.