



# TY MAEN FARM, LLANGYNWYD, BRIDGEND, CF34 0EH

## £495,000

**A Six Acre Small Holding With Eighteenth Century Farmhouse Set In A Rural Position.**

- Cardiff City Centre      25.7 miles
- Cowbridge                16.1 miles
- M4 (J36)                 6.5 miles

### Accommodation & Amenities;

- Entrance Porch & Hall · Sitting Room · Lounge · Kitchen/Breakfast Room · Study · Utility · W/C · Boot Room · Basement
- Four Double Bedrooms · Family Bathroom · Shower Room · Loft Room · Bathroom · Shower Room · Loft Room
- Private Drive · Double Garage · Front Lawned Garden · Fenced 6.61 Acres Of Pasture Land · Outbuilding · EPC Rating; 'G'.



**Chartered Surveyors, Auctioneers and Estate Agents**

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### **SITUATION OF PROPERTY**

The historic village of Llangynwyd is said to date back as far as 1147, housing one of the oldest pubs in Wales. This quaint hilltop village, known by locals as 'Top Llan' has two well regarded public houses, a coffee shop and a park. While 'Lower Llan' has a Post Office, takeaway & a Primary School. The nearest town of Bridgend has an abundance of retail, commercial and leisure amenities & some well-regarded primary & secondary schools. Additionally, it is conveniently located for the M4 corridor and has a high speed rail link to Cardiff & London.

### **DESCRIPTION OF PROPERTY**

Built in 1868, Ty Maen Farmhouse is accessed through an arched entrance porch into the hall. The hall with understairs storage cupboard leads off into the sitting room with Upvc bay fronted window and gas fired cast iron fireplace. Adjacent to this is a lounge/dining room extending the full width of the property, it features two upvc windows to front and rear elevations, a gas fireplace and provides access to the basement. Situated off the lounge, is a traditional kitchen/breakfast room which has been fitted with wall and base units with laminate work surfaces. It features a recessed oil fired 'rayburn' and has a staircase to the split level first floor bedrooms. Front facing, it benefits from extensive countryside views and overlooks the six acre field. Other rooms to the ground floor include; a spacious study with upvc window to rear elevation, ground floor W/C, rear entrance boot room and a sizeable utility room. The basement is divided into two reception rooms, both offering exposed flagstone flooring, beamed ceilings, single & double glazed windows and a log burning stove.

Accessed from the hallway via a half turn staircase is the first floor bedroom accommodation, all of which are generous double bedrooms. The Master bedroom with dual fronting upvc windows enjoys elevated view across open countryside and offers ample space for bedroom furniture. Bedroom two also overlooks the front of the property while bedroom three is located to the rear of the property with a countryside outlook. The family bathroom has been fitted with a 5-piece suite comprising low level WC, panelled bath, enclosed shower cubicle, wall mounted sink inset within vanity unit and bidet. Situated off the landing is a sizeable loft room fitted with two velux windows, eaves storage cupboards and large recess with shelving. Accessed via the kitchen staircase and via the third bedroom is the fourth front facing double bedroom and shower room.

### **GARDENS, LAND & OUTBUILDINGS**

Situated in rolling countryside, this rural property is accessed via a private drive which provides rights of access to neighbouring properties. The drive extends to the rear of the property offering ample space for parking several vehicles. Located to the side of the property is a double garage with electric roller shutter door. Housed within the garage is the oil central heating boiler and solid fuel boiler with water tank. To the front of the property is a lawned garden with a variety of mature shrubs, trees and plants. Accessed from the rear of the property is a general purpose outbuilding/open barn which offers versatility. Beyond which is gated access to the 6.61 acres of gently sloping pasture land directly adjoining the front of the property. (As outlined in red on the plan). The land currently has a mains water trough.

### **RIGHTS OF WAY, SERVICES & TENURE**

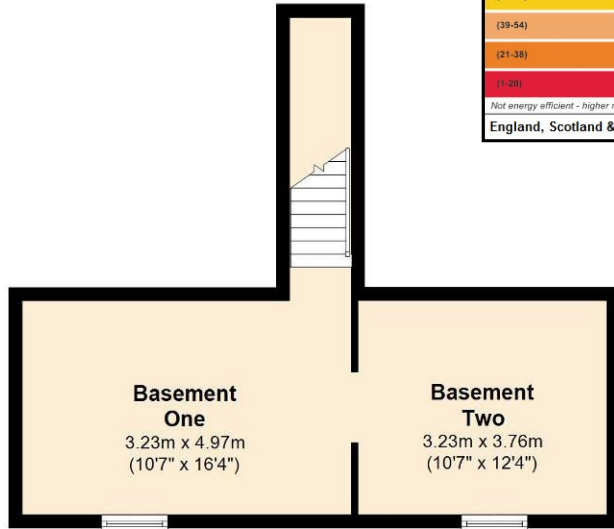
The property is sold with the benefits of all rights of way at all times and for all purposes. However part of the access road to the farmhouse is to be retained by the vendor and sold with the benefit of rights of way at all times and for all purposes across this section. We are informed that a new mains water supply will be included to the farmhouse prior to completion of the sale. Where the water crosses land to be retained by the vendor, the purchaser will be granted permanent rights to monitor, repair and replace the water supply subject to making any damages. We are informed that the land is to be sold subject to rights to repair or replace such services in favour of neighbouring properties. Services include; Oil fired central heating, solid fuel central heating, calor gas, mains water and electricity, septic tank. Freehold.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	44
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>	52	(1-20) <b>G</b>	11
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

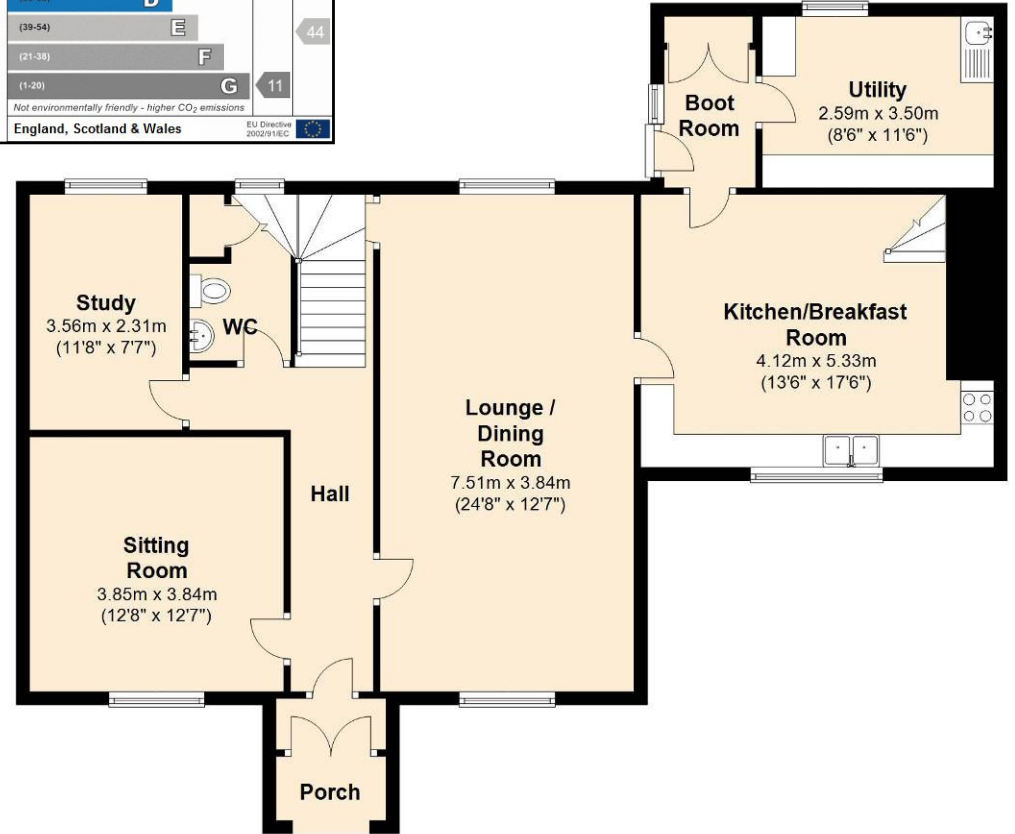
### Basement

Approx. 32.5 sq. metres (350.2 sq. feet)



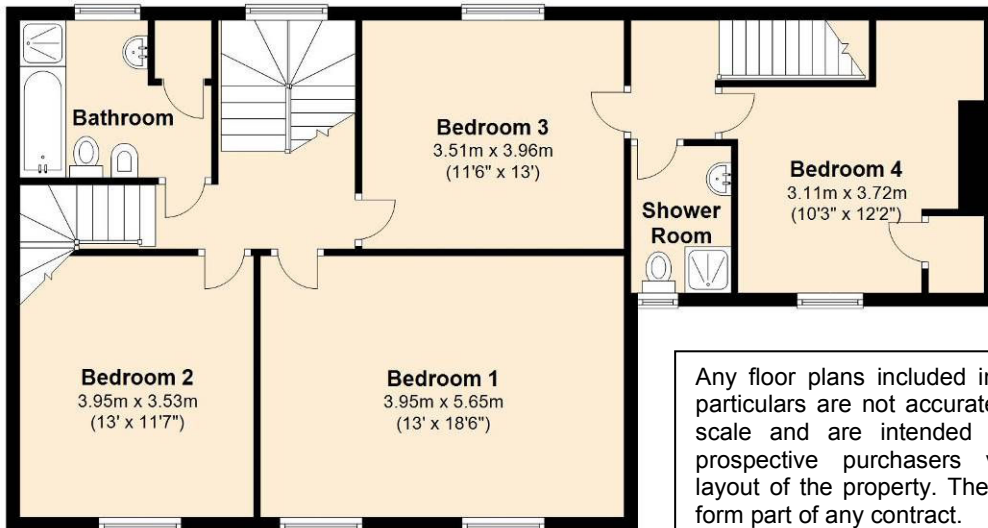
### Ground Floor

Approx. 107.5 sq. metres (1156.7 sq. feet)



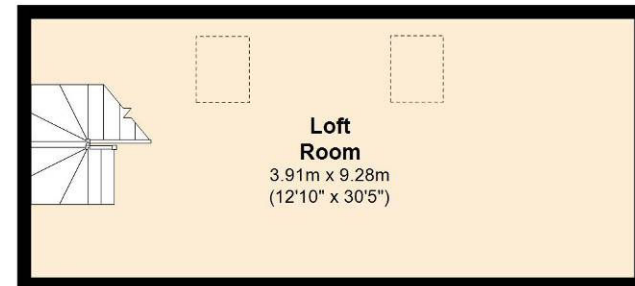
### First Floor

Approx. 92.0 sq. metres (990.7 sq. feet)



### Second Floor

Approx. 36.3 sq. metres (390.9 sq. feet)



Any floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. The plans do not form part of any contract.



