



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

## Twyncynghordy Farm Cottage Twyncynghordy Road Brynmawr

£499,950



- Delightful 17th Century Four Bedroom Detached Property, Formerly Two Cottages
- Two Attached Barns Offering Potential For Further Living Accommodation (Subject To Planning Consents)
- Newly Fitted Spacious Modern Kitchen / Dining Room
- Outbuildings To Include Detached Barn, Garage With Inspection Pit & Stable
- Two Reception Rooms With Original Feature Fireplaces, One With Multi-Fuel Logburner
- Ideal Opportunity For Development And/Or Multi-Generational Living
- Occupying Grounds Extending To Approx 1/3 Acre On The Fringe Of The Brecon Beacons National Park
- Walking Distance To Town Centre, Local Amenities & Parc Nant-y-Waun Nature Reserve
- New Roof, Heating System And Double Glazed Windows
- VIEWING ESSENTIAL TO APPRECIATE

Ref: PRA10826

Viewing Instructions: Strictly By Appointment Only



## General Description

Formerly two cottages, this 17th century beautifully presented four bedroomed property with attached double barn and several outbuildings enjoys a quiet elevated semi-rural position just South of the Brecon Beacons National Park.

Twyncynghordy Farm Cottage, which was originally two separate dwellings, has recently been converted and renovated to the highest of standards by its present owner and must be viewed to fully appreciate the character and accommodation on offer. Dating back to 1760, the main cottage is steeped with history and retains many original features whilst also making a beautiful spacious home that has been tastefully updated for modern living. Arranged over two floors it comprises of a modern bespoke fitted kitchen/dining room with integrated appliances and a 'Belfast' sink, two delightful reception rooms, a triple aspect master bedroom with three further bedrooms, a downstairs WC, a shower room and a 'Jack & Jill' ensuite with whirlpool spa bath, all complimented by beautiful oak doors throughout. A number of original features remain, which include wooden joists, original stone spiral staircases, and most impressively, the stone fireplace in the main reception room.

Attached to the side of the main house is an extensive stone built barn split into two parts with huge potential for conversion into an annex and/or additional living accommodation (subject to planning consents). Further useful outbuildings include a detached barn, which again offers potential for living or office space, a garage with an inspection pit, and a stable style storage building.

Accessed via a 'no-through' road, the property is set within its own private grounds that extend to approximately 1/3 acre in total and includes parking for numerous vehicles. It is said that within the grounds once stood the "Chartist Tree" under which the early trade unionists met. The garden also comprises of a large lawn housing two greenhouses, a decked seating area, a gateway leading to an enclosed front garden and a further enclosed paved courtyard with feature dry stone wall to the rear. With its picturesque views it is ideally located within walking distance of Parc Nant-y-Waun; 22 hectares of open space, and conveniently positioned close to Brynmawr town centre and the amenities this has to offer.

Brynmawr town has a range of shops, schools and leisure facilities, including a cinema. The Lakeside Retail Park is also located on the outskirts of the town. It further offers excellent links to all major transport routes including the A465 'Heads of the Valley' link road and the train station in the nearby town of Ebbw Vale which provides direct routes to Cardiff within the hour.

## Accommodation

### Kitchen/Dining Area (33' 6" x 9' 2") or (10.20m x 2.80m)

Porcelain tiled flooring, smooth ceiling with spotlights, John Lewis kitchen furniture comprising of a range of cream & wood base and wall units with both oak wooden and white worktops, integrated stainless steel five burner gas hob with concealed extractor fan over, integrated double oven, integrated dishwasher, integrated wine fridge, 'Belfast' sink, space for washing machine, space for fridge-freezer, space for fridge, space for freezer, radiator, uPVC and obscured double glazed door to front, three uPVC and double-glazed windows to the front, stairs to the first floor, oak door to useful under stairs storage cupboard, oak door to reception room one, oak door to reception room two.

### Reception Room 1 (17' 9" x 12' 6") or (5.40m x 3.82m)

'The Cwtch' - Porcelain tiled flooring, smooth ceiling with spotlights, original stone feature fireplace, slate hearth, reclaimed oak wood fire surround, multi-fuel log burner, reclaimed wood spiral staircase to first floor, original wood joice above doors, two uPVC and double-glazed windows to rear, uPVC and double-glazed door to porch, three radiators, oak door to inner lobby.

## Porch

uPVC and double glazed windows to both sides, uPVC and double glazed door to rear garden, radiator.

### Reception Room 2 (18' 5" x 12' 7") or (5.62m x 3.84m)

'Living Room / Lounge' - Carpet as laid, smooth ceiling with spotlights, stone feature fireplace with electric log effect fire, three radiators, original stone spiral staircase to first floor, uPVC and double-glazed window to side, two uPVC and double glazed windows to rear lawn.

## Inner Lobby

Oak door to reception room one, oak door to downstairs W/C, door to 'Animal Room' attached barn.

## WC

Downstairs W/C with wash hand basin.

## Landing

Porcelain tiled flooring, smooth ceiling, oak door to shower room, oak door to bedroom two, oak door to bedroom three.

## Shower Room (7' 4" x 6' 6") or (2.23m x 1.97m)

Porcelain tiled flooring, tiled walls, hygienically clad ceiling with extractor fan and spotlights, double shower enclosure with mains shower over, wash hand basin with vanity unit beneath, W/C, radiator, uPVC and double-glazed window to rear garden.

## Bedroom 2 (10' 10" x 10' 11") or (3.31m x 3.32m)

Carpet as laid, smooth ceiling with spotlights, radiator, door to original stone spiral staircase, loft access, uPVC and double glazed window to rear garden.

## Bedroom 3 (15' 7" x 9' 2") or (4.76m x 2.80m)

Laminated flooring, smooth ceiling with spotlights, column radiator, uPVC and double-glazed window to front, oak door to 'Jack & Jill' ensuite bathroom.

## En Suite (9' 3" x 7' 1") or (2.82m x 2.16m)

'Jack & Jill' Ensuite - porcelain tiled flooring, smooth ceiling and spotlights, large whirlpool double-ended spa bath with LED lights and FM radio, tiled walls, W/C, wash hand basin with vanity unit beneath, column radiator, uPVC and double glazed windows to front, oak door to bedroom four.

## Bedroom 4 (14' 9" x 9' 0") or (4.49m x 2.75m)

Laminated flooring, smooth ceiling with spotlights, column radiator, wall-mounted 'Baxi' combi-boiler, oak door to stairs leading to kitchen, oak door to master bedroom (bedroom one).

## Master Bedroom (18' 4" x 12' 5") or (5.58m x 3.79m)

(Bedroom One)

Carpet as laid, smooth ceiling with spotlights, uPVC and double-glazed window to side, two uPVC and double-glazed windows to rear garden, two radiators, loft access, door to spiral staircase to living room (reception room two).

## Store Room (17' 11" Max x 20' 1" Max) or (5.45m Max x 6.13m Max)

Stone built barn attached to main house, concrete flooring, stairs to 'Mezzanine', door to animal room, uPVC door to side of property, uPVC and double glazed window to side, uPVC and double glazed bi-fold doors to front.

## Storage Room 1 (9' 6" x 17' 8") or (2.89m x 5.39m)

Tack Room - Stone built, concrete flooring, 'Belfast' sink, space for washing machine, space for washing machine, uPVC and double -glazed stable door, two uPVC and double-glazed windows to front, one uPVC and double window to side, internal door to Wood Barn.

## Storage Room 2 (24' 6" x 30' 0") or (7.47m x 9.14m)

Wood Barn - L-shaped stone built with concrete flooring, four steps leading to door, uPVC and double glazed door to side, uPVC and double-glazed window to side, Movable ladder to 'Mezzanine' level with bathroom suite comprising of bath, wash hand basin and toilet, uPVC and double-glazed window to side, internal wood door to stable.

## Storage Room (21' 3" x 14' 0") or (6.48m x 4.27m)

Stable - Block built with concrete flooring, four wooden single glazed windows to side.

## Garage (20' 5" x 10' 4") or (6.23m x 3.14m)

Block built, concrete flooring, metal pedestrian doors.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:53

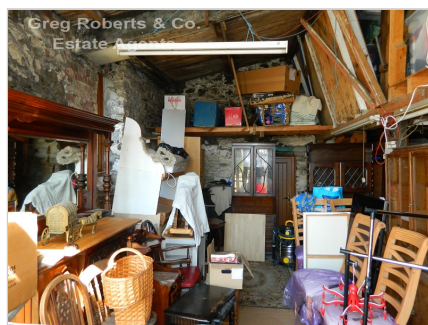
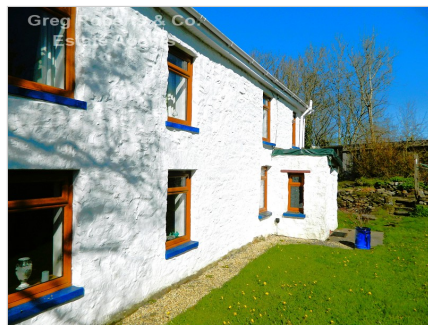
## Tenure

We are informed that the tenure is Freehold

# Council Tax

Band C








  
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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. Stamp duty is not payable up to £225,000. From £225,001 to £400,000 - 6% of Purchase Price. From £400,001 to £750,000 - 7.5% of Purchase Price. From £750,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. 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.

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