



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

## "Brynhyfryd" Trefil Tredegar

£650,000



- Characterful Three Bed Cottage With Extensive Land
- Sitting Within The Highest Village In Wales On The Border Of Bannau Brycheiniog (The Brecon Beacons National Park)
- Self Contained Log Cabin For Multi-Generational Living Or Potential Income Stream
- Potential Glamping Site Currently With One Glamping Pod (stp)
- Great Investment Opportunity In Popular Tourist Area
- \*\*\* Acre Country Smallholding
- Breathtaking Views Over Surrounding Welsh Countryside
- Secluded But Not Remote | Approx 1.5 Miles To A465 Link Road
- No Onward Chain Complications
- Tenure: Freehold | EPC Rating: D | Council Tax Band: C

Ref: PRA10918

Viewing Instructions: Strictly By Appointment Only

## General Description

A fantastic opportunity to purchase a characterful 3 bed semi detached cottage plus self contained log cabin and glamping pod sitting in over two acres of gardens and land in a picturesque setting on the fringe of the Brecon Beacons National Park (Bannau Brycheiniog). Offering income generating potential, this property further boasts no onward chain complications.

**\*\*Looking for a change of lifestyle amidst beautiful Welsh countryside with the most stunning views, then look no further!\*\***

Brynhyfryd is well situated within an elevated plot, extending to approximately 2.5 acres and commands an enviable position enjoying far-reaching panoramic views across the Sirhowy Valley and surrounding Brecon Beacons. The historic village of Trefil, famously known as the highest village in Wales, is extremely popular with tourists, hikers and filmmakers alike. The nearby Trefil Quarry, now disused, was once a source of limestone which was mined and transported to the ironworks at Beaufort during the 18th century but is now a backdrop for major film and TV productions. Given its enchanting setting, this truly delightful smallholding would make for a great investment opportunity with potential to extend the current holiday accommodation that it has to offer (stp).

### THE MAIN HOUSE

The delightful cottage is steeped in traditional features synonymous with this style of property, including exposed beams and stone walls. The property has undergone extensive renovation in recent times, with care taken to retain the original character features. Directly off the hallway, with impressive stonework, is a beautiful family reception room with woodburning stove and dual aspect windows, allowing the room to flood with natural light and views to be enjoyed overlooking the garden and further afield. Flowing off the reception room is a well-appointed traditional kitchen / diner with a range of floor and wall mounted units under oak work tops, an island for additional storage and workspace, and a fantastic range cooker. The dining space features an exposed stone wall creating a wonderful backdrop. A tastefully designed bathroom with slipper bath which is accessed via the useful utility room completes the ground floor living accommodation.

To the first floor, the principal bedroom is particularly well proportioned with two windows providing the most stunning outlook. There are a further two bedrooms on the first floor with the rear bedroom boasting doors onto the external balcony, a superb place to enjoy your morning coffee. For added convenience, a further family shower room can be found on the first floor.

### THE LOG CABIN

With it's own front entrance, accessed via a large decked seating area, this fantastic cabin would be ideal for multi-generational living or holiday accommodation. Briefly comprising of a cosy seating area with log burner, kitchen with 'Belfast' sink, beds and shower room. There is also a substantial store room which gives the option of extending the current dwelling.

### THE SHEPHERDS HUT

Finished to a high spec with a kitchen area, shower room and double bed. The glamping pod benefits from its own gated driveway access, which could be further modified depending on requirements.

### THE GROUNDS

The main residence's garden is particularly charming, with paved patio and steps leading to area predominantly laid to lawn within border walls and fencing.

The elevated and extensive land which can be accessed via a separate track currently hosts a shepherds hut, a pond and kennels, and offers potential to develop further as a holiday let destination with the most amazing views (subject to necessary planning).

Trefil is located approximately 3 miles northwest of the town of Tredegar. In terms of amenities, there is a popular family village pub/restaurant. The nearby town of Tredegar provides a wider array of convenience stores, supermarket, public houses and eateries as well as a good stocked high street. The popular Bedwellty Park and Bryn Bach Park are a short distance away along with the famous Brecon Beacons National Park (Bannau Brycheiniog) and all the beauty this has to offer.

Tredegar is conveniently situated just off the A465 Heads of the Valley link road, providing easy access to Ebbw Vale, Merthyr Tydfil, Brynmawr, Abergavenny and beyond. The nearby train stations in Ebbw Vale and Rhymney offer regular direct routes to the city of Cardiff within the hour.

Brynhyfryd is a rare find that offer is not just a home, but extraordinary lifestyle and investment opportunity.

### ADDITIONAL INFORMATION

Local Authority | Blaenau Gwent County Council

Services | We are advised that the property is connected to mains electricity, gas, water and drainage.

Broadband | Standard broadband is available according to OFCOM, subject to providers terms and conditions.

Mobile | Three - Limited outdoor coverage. O2, Vodaphone, EE and Three - Likely outdoor coverage (according to OFCOM).

Please note that we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Viewing | Strictly by appointment with the agents - Greg Roberts and Co

## Accommodation

### Entrance

Composite and obscured double-glazed door into Internal Porch.

## Internal porch

Wood flooring, smooth ceiling, uPVC and double-glazed window to front, entrance to Lounge.

## Lounge (20' 0" x 15' 0") or (6.10m x 4.58m)

Wood flooring, smooth ceiling, multi-fuel burner within stone fireplace, two traditional cast iron radiators, uPVC and double-glazed window to front, two floor to ceiling uPVC and double-glazed windows to side, carpeted stairs to first floor, entrance to Kitchen/Diner.

## Kitchen / Diner (21' 7" x 9' 9") or (6.57m x 2.97m)

Real wood flooring and tiled flooring, smooth ceiling, traditional cast iron radiator, 'Rangemaster' five hob range cooker set within exposed stone surround with tiled feature back, range of base and eye level units with oak worktops, 'Belfast' sink, island with storage and wine rack, space for fridge/freezer, uPVC and double-glazed window to side, composite and double glazed stable door to side, door to Utility Room.

## Utility Room (8' 4" x 4' 5") or (2.55m x 1.34m)

Tiled floor, smooth ceiling, space for washing machine, wall-mounted 'Worcester' combi-boiler, uPVC and double-glazed window to rear, door to Bathroom.

## Bathroom (11' 3" x 5' 5") or (3.42m x 1.66m)

Tiled floor, smooth ceiling, free standing 'Slipper' bath, pedestal wash hand basin, W.C., radiator, extractor fan, uPVC and obscured double-glazed window to rear.

## Landing

Carpet as laid, smooth ceiling, exposed stone wall, door to Shower Room, doors to Bedrooms.

## Shower Room (6' 2" x 5' 9") or (1.89m x 1.75m)

Tiled flooring, smooth ceiling, part tiled walls, corner shower with mains shower over, wash hand basin with vanity unit beneath, W.C., uPVC and double glazed window to side.

## Bedroom 1 (15' 1" x 9' 11") or (4.61m x 3.03m)

Carpet as laid, smooth ceiling, radiator, exposed stone wall, two uPVC and double glazed windows to front.

## Bedroom 2 (10' 1" x 9' 0") or (3.08m x 2.74m)

Carpet as laid, smooth ceiling, radiator, uPVC and double glazed window to rear.

## Bedroom 3 (10' 9" x 8' 7") or (3.28m x 2.62m)

Carpet as laid, smooth ceiling, radiator, uPVC and double glazed window to side.

## Grounds

Large patio seating area with steps up to level lawned garden flanked by stone walls and wrought iron fencing. Further steps to large balcony with glass balustrade.

## Land included in sale price

Extensive land comprising of Shepherds Hut, outbuilding, pond, 5x kennels, stone seating area, driveway access to upper field offering potential for 5-6 huts.

## Accommodation

SHEPHERDS HUT: Three panel door, wooden flooring, wooden panelled and insulated, double bed with storage underneath, kitchen with sink, electric stove, fridge and breakfast bar, entrance to Shower Room with shower, extractor fan, sink and toilet, uPVC and double glazed window to rear, two uPVC and double glazed windows to side.

## Log Cabin

Two large seating and BBQ areas, two uPVC and double-glazed patio entrance doors, part stone/part wood flooring, wood panelling, seating area with log burner, kitchen space with 'Belfast' sink, bunk bed, triple bunk bed, shower enclosure with 'Triton' electric shower over, extractor

fan, toilet, uPVC and double-glazed window to front, uPVC and double glazed window to side, door to large storage space (which offers potential to extend the current living accommodation).

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:62

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band C

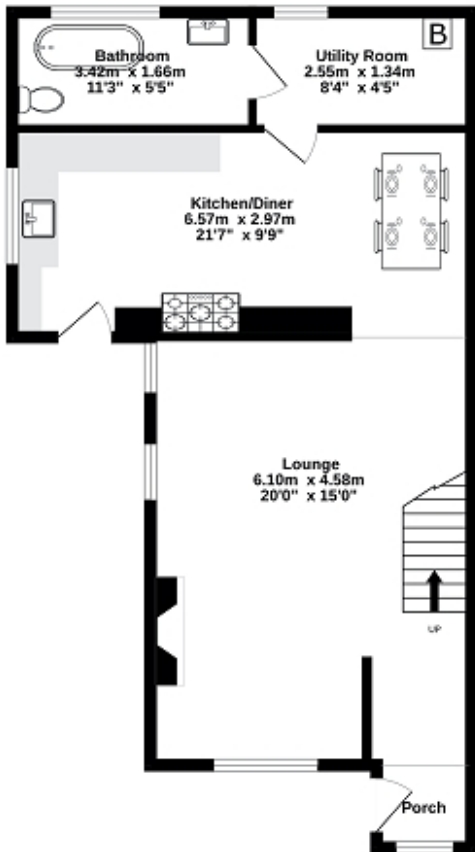




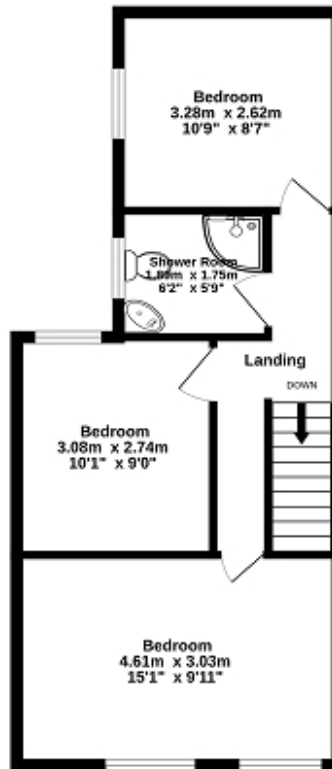


**GR&CO**  
SALES & LETTINGS  
MORTGAGES & INSURANCE  
01495 723 265  
[www.gregrobertsandco.co.uk](http://www.gregrobertsandco.co.uk)

Ground Floor  
58.0 sq.m. (625 sq ft.) approx.



1st Floor  
42.4 sq.m. (456 sq ft.) approx.



TOTAL FLOOR AREA: 100.4 sq.m. (1081 sq ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2024



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. 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.