



GLYN BRAN BUNGALOW

MOUNTAIN ROAD | UPPER CWMBRAN | CWMBRAN







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GLYN BRAN BUNGALOW IS A SUPERB SMALLHOLDING, OFFERING A WEALTH OF POTENTIAL, AND IS LOCATED IN A PARTLY ELEVATED RURAL POSITION ON THE FRINGE OF UPPER CWMBRAN, ON THE HILL KNOWN AS MYNYDD MAEN. THE SMALLHOLDING COMPRISES A DETACHED THREE-BEDROOM DORMER BUNGALOW WITH A COLLECTION OF USEFUL TRADITIONAL AND MODERN OUTBUILDINGS, INCLUDING AN IMPRESSIVE GRADE II LISTED TRADITIONAL STONE BARN WITH POTENTIAL FOR CONVERSION TO A SECOND DWELLING (SUBJECT TO PLANNING) CONTAINED WITHIN A RING-FENCED PARCEL OF PASTURELAND EXTENDING TO 14.95 ACRES. AN ADDITIONAL FIELD IS SEPARATELY LOCATED ON THE OPPOSITE SIDE OF MOUNTAIN ROAD, EXTENDING TO APPROXIMATELY 1.82 ACRES.

- The property provides an excellent package for any smallholding interests, being ideal for any buyer with small scale pedigree livestock/ equestrian interests.
 - Rural situation & position adjacent to country lane known as Mountain Road
- Walking distance to local facilities & amenities including The Bush Inn and Queen Inn Public Houses
 - Good accessibility via A472/A4042/M4 to Newport, Cardiff, Monmouthshire and South-West
- Three-bedroom dormer bungalow in need of refurbishment, collection of outbuildings and nine ring-fenced field enclosures, as well as an additional paddock on the opposite side of Mountain Road.
 - Traditional Grade II Listed stone barn with planning potential for conversion (STP)
- Glyn Bran Bungalow is subject to an Agricultural Occupancy Condition (AOC); however, a Certificate of Lawful Existing Use/Development (CLEUD) for non-compliance with the AOC was granted on 6th September 2019 by Torfaen County Borough Council with planning reference 19/P/0382/CEU.

Available as a whole or in two lots
(Lot 1: 14.95 acres | Lot 2: 1.82 acres)
In all approximately 16.77 acres

Pontypool 2.4 miles • Cwmbran 3.1 miles • Newport 7 miles • Usk 8.8 miles
Abergavenny 11.5 miles • Cardiff 19 miles • Monmouth 21 miles • Bristol 33 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.

LOCATION & SITUATION

Glyn Bran Bungalow enjoys an excellent location on the fringe of Upper Cwmbrian with easy accessibility to the local amenities/facilities of Cwmbrian yet benefiting from a high degree of privacy and a gently elevated rural position that has a pleasant outlook over the adjacent woodland. The northern fields enjoy wonderful views over Upper Cwmbrian to the Severn Channel.

Accessed directly off Mountain Road, the property has a private position yet there are excellent connections to the main road network, with easy access to the A4042 which provides access to the M4 motorway corridor including junctions 26 & 27. This allows convenient access to the larger centres of Newport, Cardiff and Bristol as well as wider South Wales and South West regions. Cwmbrian railway station is situated upon the Cardiff to Manchester mainline, with regular services, and with Newport railway station providing direct links to Swansea, Manchester, Bristol, Bath and London.

With the centre of Cwmbrian on the doorstep and immediate surrounding countryside/woodland, both urban and rural attributes can be enjoyed, with a considerable range of recreational/leisure facilities in close proximity. Several Public Houses are within walking distance of the property, along with Restaurants, Retail outlets and Pontnewydd Golf Club a short distance away with further recreational facilities in neighbouring centre of Newport. There is strong primary and secondary schooling in Cwmbrian and Newport with the excellent Rougemont Private School for Boys and Girls close by at Llantarnam.





GLYN BRAN BUNGALOW

Glyn Bran Bungalow is accessed from a private gated driveway directly off the western side of Mountain Road. The property benefits from an excellent tarmac parking area to the front and side of the dwelling providing parking for several cars. An extensive garden curtilage lies predominantly to the west of the dormer bungalow with garden greenhouse and garden shed to the rear of the dwelling. A front outdoor patio terrace is situated to the front of the property enjoying splendid views of the surrounding woodland and Upper Cwmbrian in the distance. The general purpose building, storage buildings/workshop and traditional stone barn are located a short distance east of the dormer bungalow, with field gate access to the land north of the bungalow adjacent to the western side of the buildings.

The property is entered via a lean-to Porch/Garden Room located on the eastern side of the property. Directly accessed from the Porch/Garden Room is the open Kitchen/Breakfast Room with fitted wall and base units, kitchen sink, gas hobs and electric oven, with carpeted floor, views to the front aspect and door to the rear. This opens directly into a utility area equipped with wall and base units, Worcester boiler, Belfast sink, cloakroom with W.C and separate door to the porch/garden room.

Beyond the utility is the Front Hallway with a staircase and Front Door. From the Hallway is the Family Bathroom with bath, standalone shower, washbasin, bidet and W.C. Adjacent to the bathroom is a ground floor double bedroom with wash basin and double aspect windows to the rear and side elevations. On the western side of the Hallway beyond the Bedroom is the Sitting Room with double aspect windows to the side and front elevations. Across the hallway opposite the Sitting Room is the Dining Room featuring gas fire and front aspect French doors which open onto the front patio area and door on the north-eastern elevation leading back through to the kitchen.

The first floor is accessed from the front Hallway via a staircase which leads onto the landing area with feature skylight. From landing access is provided to an enclosed W.C (with washbasin), second double Bedroom with carpeted floor, under eaves storage and double aspect windows to front and side elevations and a third double Bedroom to the east with carpeted floor, under eaves storage and dual aspect windows to side and front elevations. There is also a windowless Storage Room/Study with potential to become a fourth Bedroom situated centrally along the landing.



OUTBUILDINGS & LAND

The dormer bungalow, traditional barn, outbuildings all sit within a block of pasture land which extends to approximately 14.95 acres. The Traditional Grade II Listed Barn which fronts directly onto Mountain Road is an attractive stone barn featuring internal oak beams and pitched metal sheet roof. The barn has planning potential, which the vendors have not pursued, to be converted to alternative uses with residential use being the most appropriate and valuable to any purchaser subject to the purchaser applying for the necessary planning approval. Access to the bungalow and buildings is via gated entrance on the western side of Mountain Road. The collection of outbuildings are situated to the east of the dormer bungalow which includes an extremely useful and fully secure steel portal framed general purpose building with concrete block and timber space board cladding elevations and concrete floor throughout, several other useful storage buildings and workshop which are primarily of concrete block construction.

The land at Glyn Bran Bungalow is divided either side of Mountain Road. The land within the primary lot (Lot 1) comprises a small paddock that lies directly to the front aspect of the Bungalow, offering potential for amenity purposes. The majority of the land in Lot 1 forms a ring-fenced parcel of eight small enclosures of pastureland extending north of Glyn Bran Bungalow and buildings on the lower slopes of Mynydd Maen. In total Lot 1 extends to approximately 14.95 acres (6.05 hectares).

A separate small enclosure forming a useful paddock, with wooded dingle & stream, is situated the opposite side of Mountain Road with its own direct field gate access and enjoying spectacular views of Cwmbran & Severn Channel. This paddock extends to approximately 1.82 acres (0.74 hectares) forming Lot 2.



Glyn Bran Bungalow, Mountain Road, Cwmbran, Torfaen

Approximate Gross Internal Area

Main House = 2340 Sq Ft/217 Sq M

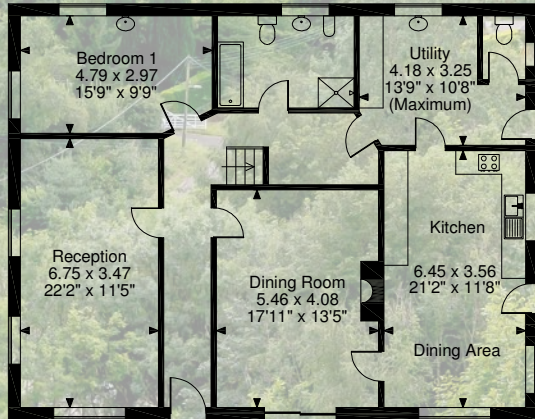
Garage = 239 Sq Ft/22 Sq M

Barn & Hayloft = 1480 Sq Ft/138 Sq M

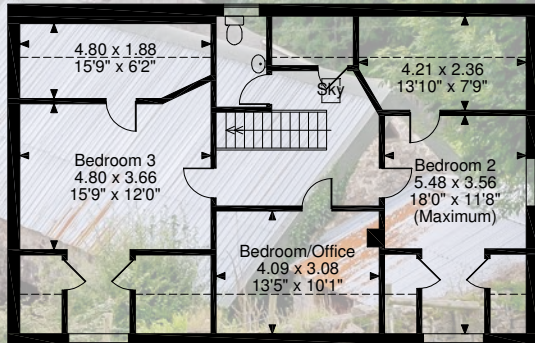
Sheds = 1222 Sq Ft/114 Sq M

Greenhouse = 100 Sq Ft/9 Sq M

Workshop = 643 Sq Ft/60 Sq M



Ground Floor

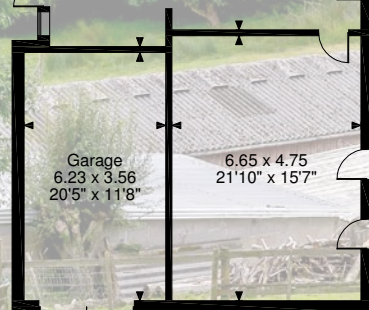


First Floor

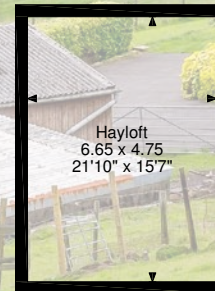
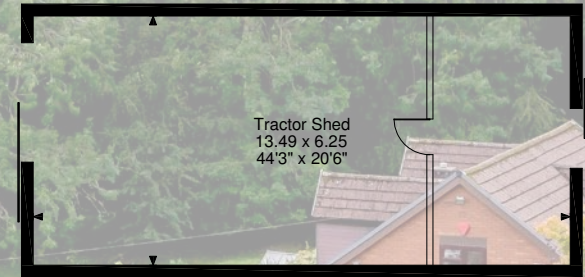
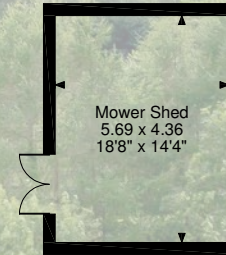
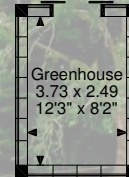
Porch/
Garden Room
5.82 x 2.00
19'1" x 6'7"



3.36 x 2.92
11'0" x 9'7"



Barn



Floor Above Barn



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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KEY INFORMATION

Sale Method: Private Treaty - offered as a whole or in two separate Lots.

Tenure: Offered with vacant possession upon completion.

Services: Mains electricity and gas connected. Private water supply. Private drainage to septic tank, gas fired central heating. BT line connected.

Wayleaves, Easements & Rights of Way: The property is offered with all existing wayleaves, easements and all private and public rights of way, and other such rights, whether these are specially referred to in these Particulars or not.

Fixtures & Fittings: Only those items specifically mentioned in these Particulars will be included in the sale, the remainder are excluded from the sale, however may be available by separate negotiation.

Agricultural Occupancy Condition & CLEUD: Glyn Bran Bungalow is subject to an Agricultural Occupancy Condition (AOC); however, a Certificate of Lawful Existing Use/Development (CLEUD) for non-compliance with the AOC was granted on 6th September 2019 by Torfaen County Borough Council with planning reference 19/P/0382/CEU.

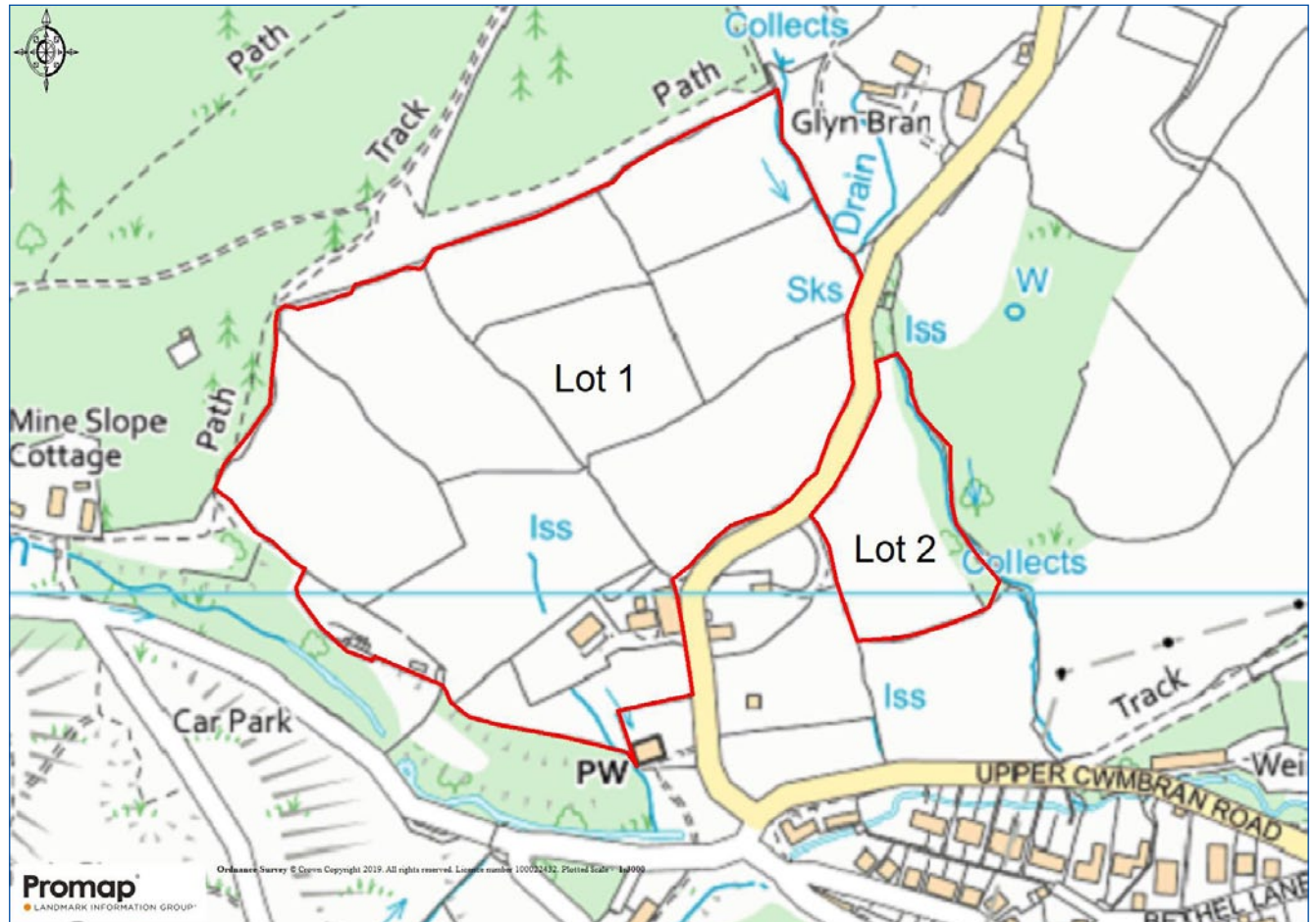
Council Tax Band: County Council Band 'F'.

Energy Performance Rating: C.

Local Authority: Torfaen County Borough Council: 01495 762200.

Viewings: Strictly by appointment with the selling agents.

Directions: From M4 Junction 26 exit onto A4501 Malpas Road towards Cwmbrian. At the roundabout next to Rougemont School take the first exit to Cwmbrian Drive/A4051. At the Parkway roundabout continue straight. At the next roundabout take the second exit to continue on Cwmbrian Drive. At the next roundabout take the first exit onto Greenforge way. After 0.3 miles at the roundabout, take the first exit to stay on Greenforge way. At the next roundabout take the third exit onto Ty Gwyn Way. After 0.2 miles take the slip road right onto Thornhill Road. After 0.8 miles at the end of Thornhill Road take the left turn onto Upper Cwmbrian Road. Continue for 0.2 miles then take the right turn into Mountain Road. The property can be found just past the Chapel on the left hand side, with Lot 2 being located a little further along Mountain Road on the right hand side.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 91 |
| (69-80) | C | | 72 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |

POWELLS CHARTERED SURVEYORS, LAND & ESTATE AGENTS

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Website: www.powellsrural.co.uk

IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared September 2019.