



YNYSGLANTAWE FARM
YSTRADGYNLAIS, SWANSEA, SA9 1AY



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Swansea 12 miles • Gower 25 miles • Cardiff 52 miles • Brecon 26 miles

A stone built farmhouse, range of brick and stone outbuildings together with approx. 24 acres of agricultural land.

Located in a scenic location adjacent to the River Tawe and on the fringe of Ystradgynlais.

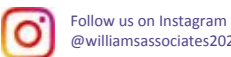
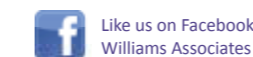
FOR SALE BY PRIVATE TREATY



CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

The Old School, The Bryn, Penpergwm, Abergavenny, Monmouthshire. NP7 9AH

Tel: 01873 840726 Email: info@williamsassociates.org.uk web: www.williamsassociates.org.uk



Ynysglantawe is a delightful small farm located in a private and scenic position in the shadow of Caeralem and adjoining the River Tawe.

The property is in need of complete renovation and updating throughout and has potential to make a superb family home:

- Three reception rooms on the ground floor together with three bedrooms and family bathroom on the first floor.
- Useful range of red brick and stone outbuildings together with timber frame agricultural buildings located a short distance from the residential dwelling.
- Interesting range of brick and stone outbuildings suitable for conversion to alternative uses (subject to planning permission).
- Approx 2.63 acres of land is let to Neath Port Talbot Council on a lease and currently used for sports playing field.
- Approx 20.31 acres of mainly permanent pasture, scrub and established woodland.
- Total area including house, yards and buildings 23.92 acres.
- Ystradgynlais has an extensive range of shops, supermarket, schools and light industry all within less than 1 mile of the property.



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Set back from the road along a hardcore access track, the property has a private location yet within easy reach of the town and the good road networks.

The flat land surrounds the property and offers potential for the buyer to run a small farm, or consider alternative recreational uses such as Glamping, Shepherds Huts etc.

The residential accommodation briefly comprises of:-

Kitchen – 13'2" x 8' (4.02m x 2.43m)

Sink unit, floor and wall units and window to side and rear.

Dining Room – 14' 7" x 8' (4.45m x 2.45m)

Window to rear and fireplace.

Lounge – 12'6" x 11' 11" (3.81m x 3.62m)

Fireplace, window to front and understairs cupboard.

Hallway

UPVC door to front garden.

Stairs to first floor.

Sitting Room – 12' x 10'9" (3.67m x 3.27m)

Radiator, window to front and fireplace.

First Floor

Landing

Bedroom 1 – 10' 11" x 9'8" (3.34m x 2.94m)

Window to side, radiator and integrated storage space.

Bedroom 2 – 12' 1" x 9'11" (3.68m x 3.01m)

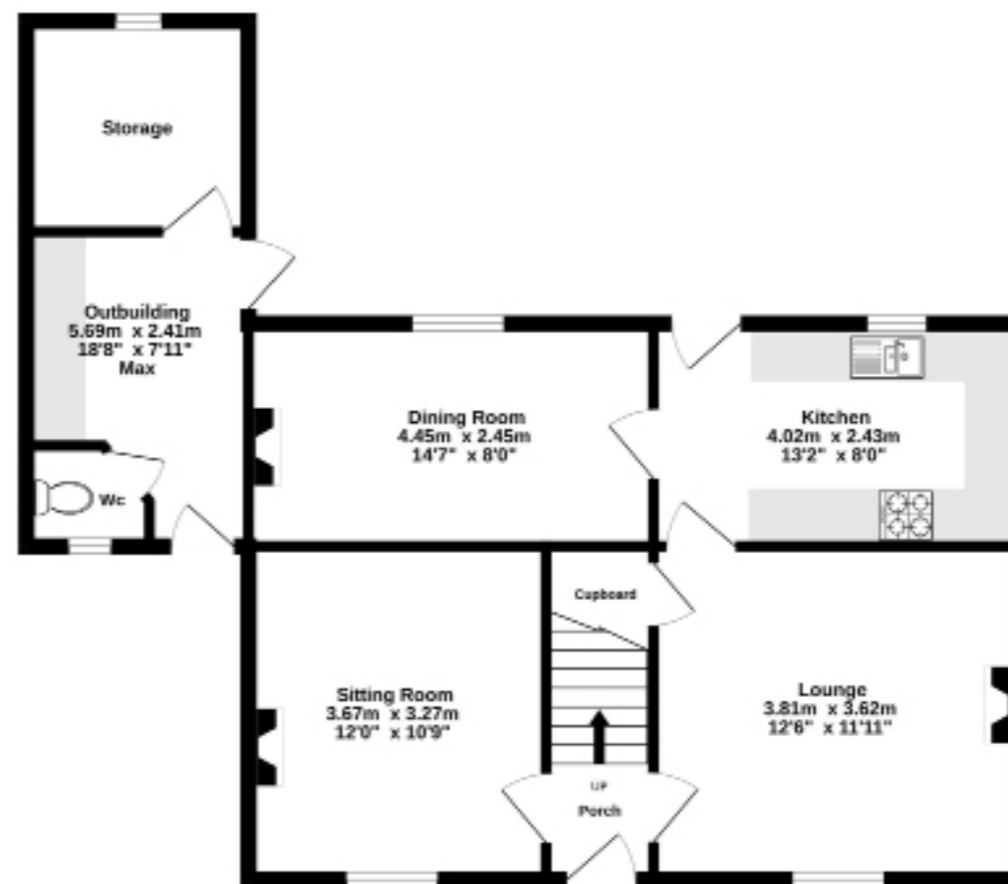
Window to front and radiator.

Bedroom 3 – 12' x 10'10" (3.65m x 3.29m)

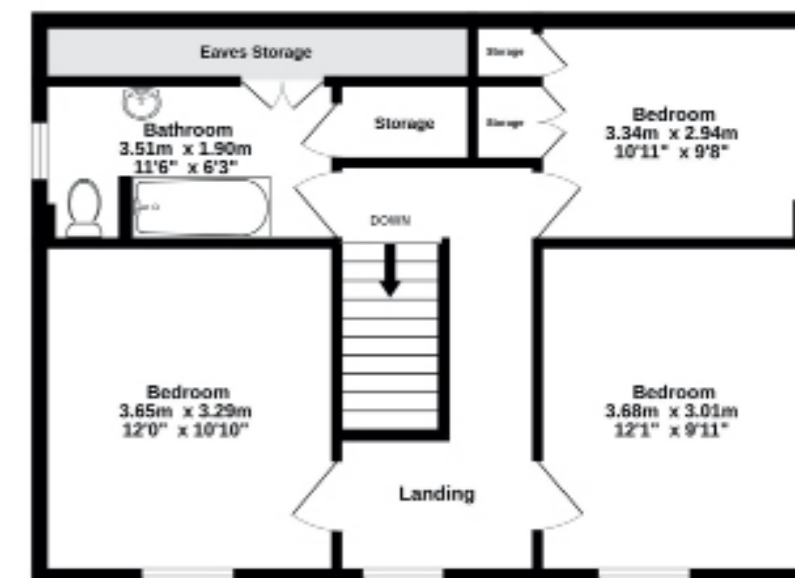
Window to front and radiator.



Ground Floor
65.2 sq.m. (702 sq.ft.) approx.



1st Floor
51.5 sq.m. (555 sq.ft.) approx.



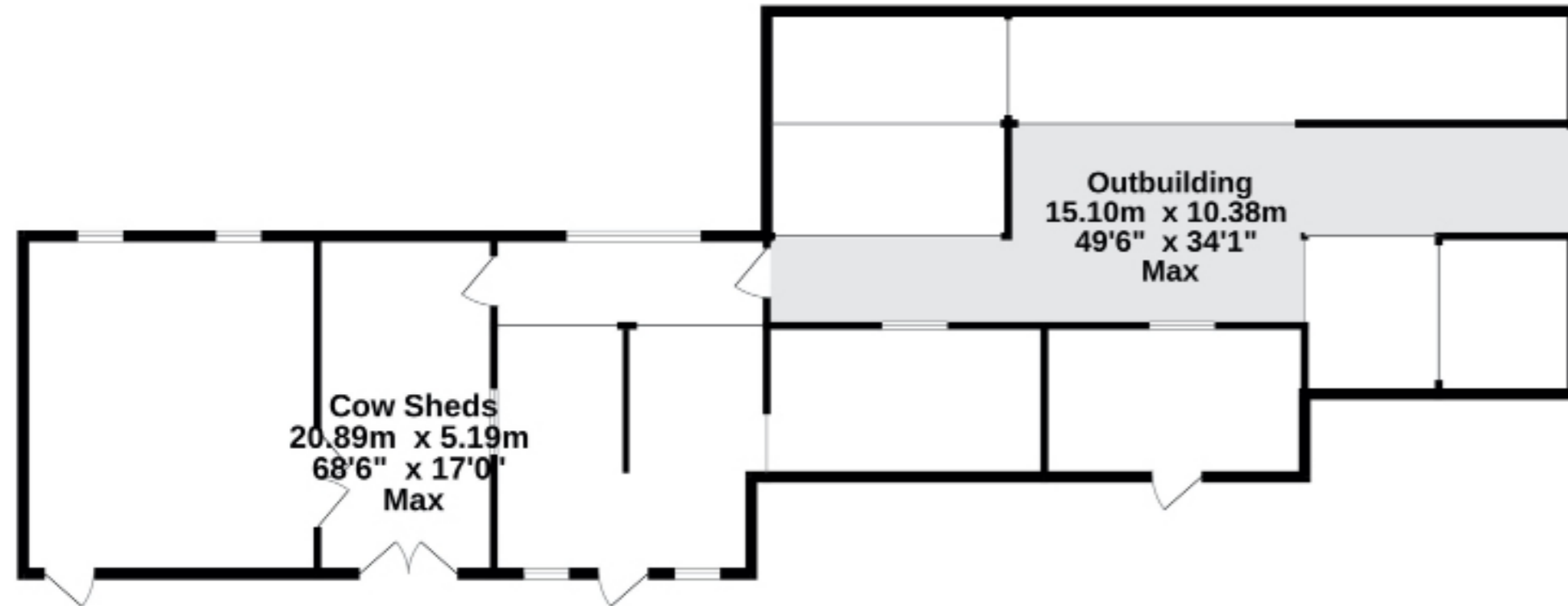
Williams Associates
chartered surveyors

TOTAL FLOOR AREA : 116.8 sq.m. (1257 sq.ft.) approx.

Whilst 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ground Floor
142.2 sq.m. (1530 sq.ft.) approx.



TOTAL FLOOR AREA : 142.2 sq.m. (1530 sq.ft.) approx.

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AGRICULTURAL BUILDINGS

A short distance to the west of the farmhouse is a range of red brick and traditional stone outbuildings under a slate and corrugated tin roof. The former milking byre, calf cots and stables are ideally suited for conversion to holiday lets or business use (STPP). There is also a timber and steel frame hay barn with corrugated tin roof forming part of the complex.



THE LAND

The flat land is divided into three distinctive parts. Approx 15.07 acres is adjacent to the farmhouse and outbuildings. A further block of 6.23 acres of permanent pasture and woodland is situated to the north of Wind Road which leads to the Welsh Water treatment works. Situated to the west is approx. 2.63 acres of land which is let under a Lease to Neath Port Talbot Council as a playing field (shown hatched yellow on the plan in this brochure). Further details are available from the Vendors solicitor.



SERVICES

Mains electricity, mains water and septic tank drainage. Oil central heating.

COUNCIL TAX BAND: TBC

EPC RATING: G

TENURE

Freehold with vacant possession on completion (with the exception of the 2.63 acres let to Neath Port Talbot Council on a Lease).

METHOD OF SALE

The property is for sale by Private Treaty.

ACCESS

The purchaser shall have a right of access along the track to the property (shown coloured purple on the plan in this brochure). Please only park on the property shown edged red on the attached plan.

VENDOR'S SOLICITOR

Mr John Lloyd
Roger E L Thomas & Co, 22 Station Road,
Ystradgynlais, Swansea, SA9 1NT
Tel: 01639 842235
Email: john.lloyd@tljlaw.co.uk

OVERAGE PROVISION

The land is sold subject to an overage provision (further details available from the Vendor's Solicitor).

BASIC PAYMENT SCHEME

There are no BPS Entitlements included with the property.

LOCAL AND PLANNING AUTHORITY

Powys County Council, Spa Road East,
Llandrindod Wells, LD1 5LG
Tel: 01597 826000
Website: www.powys.gov.uk

DIRECTIONS

From Snow Terrace, Ystradgynlais proceed through the field gates along the stone track and along the edge of the field (please leave gates as you found them).

 what3words

reflector.noise.toasted (access track)
milkman.aunts.gearbox (farmhouse)

VIEWINGS

Strictly by appointment only with the Agents.

Sole Selling Agent:

Williams Associates Chartered Surveyors
The Old School, The Bryn, Penpergwm,
Abergavenny, Monmouthshire, NP7 9AH
Tel: 01873 840726
Email: info@williamsassociates.org.uk
Contact: Stephen Williams, Eifion Morgan
or Sally Bigley

MONEY LAUNDERING

We are required by Law to verify the identity and address of everyone who offers, bids or buys property.

Please provide the following documentation with your offer:-

1. Photo ID e.g. Passport or Driving Licence
2. Residency ID e.g. current Utility Bill

HEALTH & SAFETY

All viewers must exercise extreme caution when viewing the house and outbuildings. Neither the seller nor the selling Agents are responsible for the safety of those viewing the property and accordingly, all individuals do so at their own risk.

FIXTURES AND FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in the sale particulars.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all existing rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not, and to the provisions of any planning scheme of County or Local Authorities.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the

particulars or plans, or its interpretation of them, the questions shall be referred to the Vendor's Agent whose decision acting as experts will be final. The Purchaser will be required to erect stockproof fences to a specification agreed by the Vendor's agent.

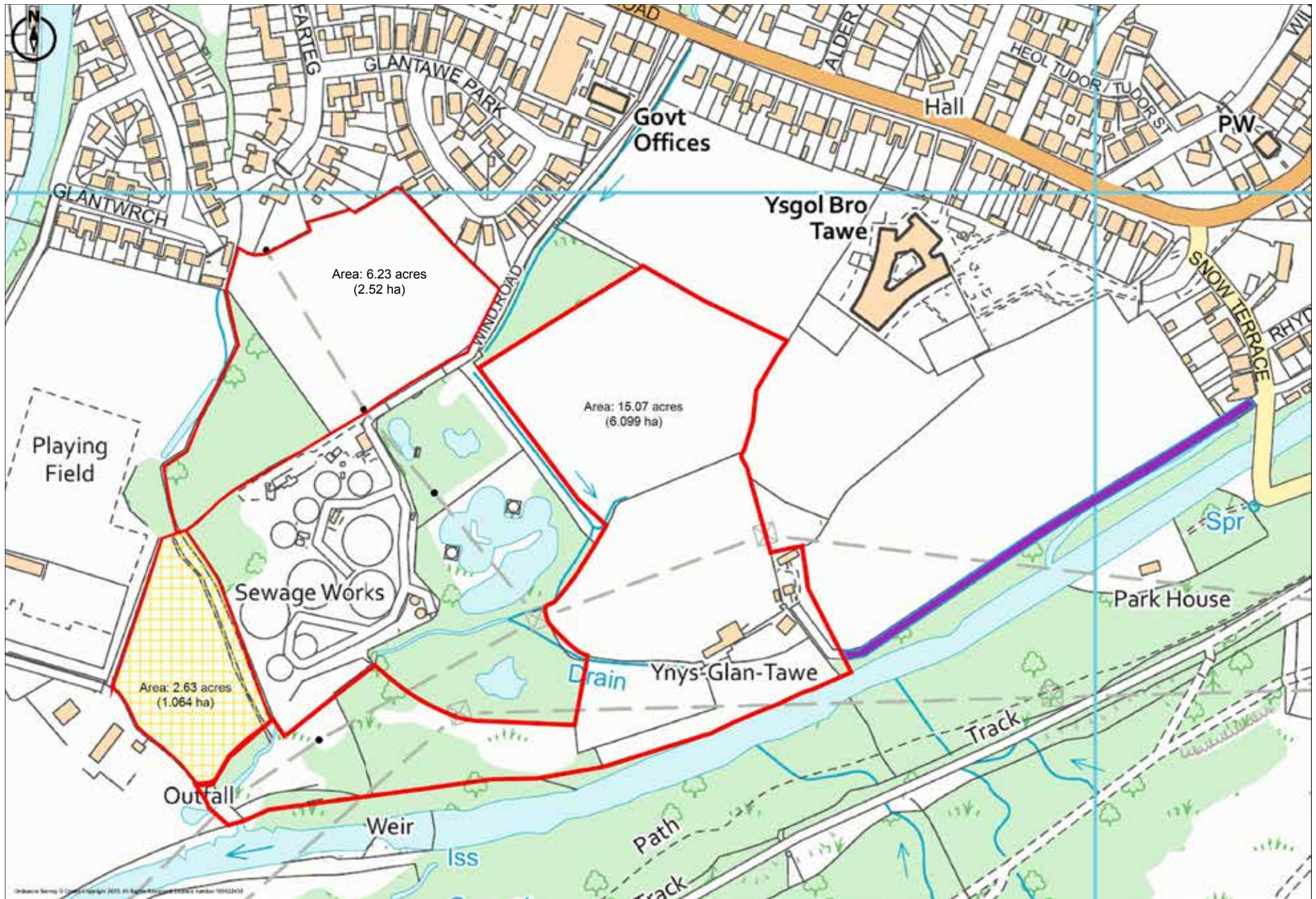
PLANS, AREAS AND SCHEDULE

These are based upon Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error of mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.



IMPORTANT NOTICE

These particulars have been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves, by inspection or otherwise, regarding the items mentioned below and as to the contents of these particulars. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, not that the property remains as displayed in the photograph(s). No assumption is made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property has all the necessary planning, building regulations, or other consents. Where any reference is made to planning permission, or potential uses, such information is given in good faith. The information in these particulars do not form part of an offer or contract and neither the Agents or their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



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