

A photograph of a stone farmhouse on a grassy hillside. The house is made of light-colored stone and has a dark roof. It is surrounded by tall grass and some bushes. In the background, there are power lines and a clear blue sky. The house appears to be in a rural setting.

**hrt**  
herbert r thomas

Blaen- Nantcellwen  
Farmhouse  
Dyffryn Cellwen

Neath

SA10 9LF

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# Blaen- Nantcellwen Farmhouse

Asking price **£220,000**



## Situation/Description

The property comprises: stone-built Farmhouse, with barn adjoining both in need of total renovation with approximately 1 acre of land, as edged red on the attached plan situated in a rural area enjoying outstanding panoramic views towards the Brecon Beacons a short travelling distance from the Brecon Beacons National Park, the Falls Pontneathvaughan and the cave complex at Ystrafellte. Local facilities are available within the village of Dyffryn Cellwen and the property is situated just off the Inter Valley A4109 Road giving access to the A4067 Swansea/Brecon Road and the A465 Neath/ Abergavenny / Heads Of The Valleys.

The property Comprises the following:

### Farmhouse

### Accommodation:

#### Ground Floor

**Main Room** (17'3 x15'6) two store cupboards

#### Room Off

(11'8 x 8')

#### First Floor

Four Rooms (16'3 x 8'3), (11.6' x 8'3), ( 9' x 8'26) and (8'6 x 7'8)

### Barn

External Dimensions (42' x 13')

### Land

The land extends to 1 Acre approximately with part of the eastern boundary adjoining a stream, with a waterfall feature.

### Tenure

Freehold with vacant possession

## Services

Mains supply of water and electricity available near the Farmhouse

## Access

Access off School Road is along the yellow hardcore track, which is located on Blaen- Nantcellwen Farm.

The purchaser will be responsible for the maintenance of the access track from School Road in conjunction with the other users of same

## Boundaries

The purchaser will be responsible for the erection and maintenance of boundary fences where necessary.

## Plan

The plan attached to these particulars is shown for identification purposes only and whilst every care has been taken, its contents cannot be guaranteed

## Rights, Powers and Easements

The Land is sold subject to and with the benefit of all rights including, Rights of Way, whether public or private, light support, drainage, water and electricity supplies and other rights and obligations and easements and quasi easements and restrictive covenants and all existing proposed wayleaves or masts, pylons, stays, cables, drains, gas or other pipes, whether referred to in the stipulations, particulars or conditions of sale or not, and to the provisions of the County or Local Authority.

## AGENTS NOTE:

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (EXSISITING) HAS BEEN ISSUED IN RESPECT OF THE EXSISITNG FARMHOUSE DATE 23/11/2020. THE CERTIFICATE STATES THAT THE APPLICANT HAS PROVED BEYOND BALANCE OF PROBABILITY THAT RESIDENTIAL USE HAS NOT BEEN ABANONED OR SUPPLANTED BY ANOTHER LAWFUL USE.

A Pre-Application Determination was submitted to Neath Port Talbot Council and in a reply dated 28th January 2021 the council stated that in principle, subject to certain matters being addressed and subject to all other relative planning policy within the development plan, the principle of conversion of the attached barn to additional living accommodation for the existing farmhouse appears to be acceptable. Copies of the Certificate of lawful use and the pre- application determination are available via the agents.

## Directions

After entering the village of Dyffryn Cellwen, turn into School Road, proceed up the hill passed the school on the right-hand side and the entrance leading to the property is located at the end of the houses on the left-hand side of School Road.

Viewing strictly by  
appointment through  
Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



