



Cefn Coed Farm Cimla, Neath, SA11 2HS

Offers Over £699,950

An outstanding opportunity arises to acquire a choice small farm of 36 acres or thereabouts set in elevated location commanding fabulous views over dramatic countryside towards Swansea Bay coast line. The property comprises an attractive Period farmhouse, large traditional stone barn and extensive range of

livestock and general purpose buildings around a spacious yard together with productive pastureland and mature native woodland. The farmhouse provides: Reception Hall; Sitting Room; Dining Room; Living Room with Rayburn range; Office; Rear Hall; Shower Room; 4 Bedrooms and Bathroom. Oil fired central heating.

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Double glazing.

Full details to follow.....

Viewing highly recommended. Book an appointment today.



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F

Council Tax Band: D



RECEPTION HALL

9'8" x 3'3"

Stairs to first floor.

SITTING ROOM

12'8" x 10'6"

Open fireplace in granite surround. Radiator

LOUNGE

14'8" x 12'10"

Open fireplace in tiled surround. Radiator.

KITCHEN/LIVING ROOM

14'4" x 8'3"

Rayburn oil fired range which serves the heating requirements set in tiled recess. Plumbing for dishwasher and automatic washing machine. Single drainer stainless steel sink unit with mixer tap. Fitted range of base and wall cupboards with ample work surface. Ceramic tiled floor.

BREAKFAST ROOM

14'6" x 8'2"

Ceramic tiled floor. Radiator.

REAR HALL

10'8" x 3'9"

Wood effect laminate floor. Access to attic space. Radiator.

SHOWER ROOM

7'4" x 7'7"

Mira shower in wet area with Respatex panelled walls. Pedestal hand basin and low level WC. Radiator.

FIRST FLOOR

LANDING

13'0" x 5'10"

Access to attic. Balustrade.

BEDROOM

12'6" x 9'6"

Radiator

BEDROOM

11'1" x 10'5"

Radiator

BEDROOM

11'5" x 10'6"

Radiator

BEDROOM

10'11" x 9'9"

Radiator

BATHROOM

10'9" x 7'3"

Panelled bath, pedestal hand basin and low level WC. Built in Airing Cupboard. Radiator

OUTSIDE

The property is approached over its own driveway from the county road that leads to a spacious yard around which the farm buildings are arranged.

GENERAL PURPOSE BUILDING

78'9" x 48'7"

A Steel frame building with vented profile sheet and concrete block walls.

WORKSHOP

48'7" x 14'5"

A stone built building with corrugated roof.

STONE BARN

51'10" x 17'1"

Lean to store shed.

6 BAY Gi HAY BARN

GENERAL PURPOSE LIVESTOCK SHED

60'8" x 39'4"

30 cubicles, feed alley and loose yard with feed barrier.

GROUND

The house stands in undeveloped gardens.

LAND

Extends to 36 acres or thereabouts of productive pasture land together with attractive areas of mature native woodland which are well served with natural water.

SERVICES

We are advised that the property is connected to mains electric. Private water and drainage

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

COUNCIL TAX

We are advised that the property is in Band D

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

VIEWING

By appointment with Morgan Carpenter 01558 821269

NB

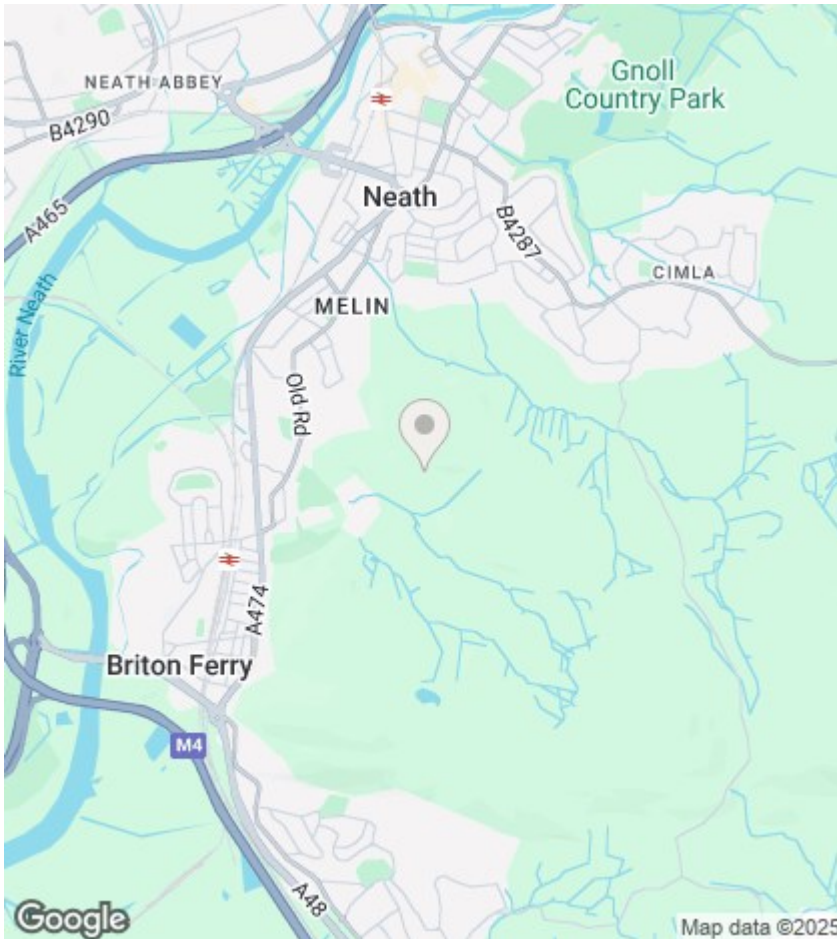
These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

WEBSITE

View all our properties on: www.morgancarpenter.co.uk; www.zoopla.co.uk; www.primelocation.com, or www.onthemarket.com



Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	32	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

