



Longford Farm Longford, Neath, SA10 7HW

Offers In The Region Of £295,000

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A deceptively spacious detached property, formerly three cottages together with traditional brick and stone Cowshed an approximately 1/2 paddock which is with the residential development limits of Neath Port Talbot County Borough Council Local Development Plan 2011-2026.

The property is in need of refurbishment and offers the following accommodation: Kitchen/Living Room; Dining Room; Lounge; 2 Bedrooms; 2 Attic Rooms; Ground floor Bathroom. A further Kitchen/Living Room with original fireplace; Walk in Pantry; Bathroom. 2 former Dairy Rooms and large inner Hall. Gas fired central heating. Partial Upvc double glazing. Former Cowshed currently providing two loose boxes, tack room and general storage.

Level pasture paddock to the rear of the house and buildings.

Contact us today to arrange a viewing and start envisioning the endless possibilities that this property has to offer.



Council Tax Band: D



KITCHEN/LIVING ROOM

17'3" x 13'11"

Single drainer stainless steel sink unit with chrome mixer tap. Fitted range of base cupboards with ample work surface. Plumbed for automatic washing machine. Worcester gas fired boiler which serves the heating requirements. Radiator.

ANOTHER ROOM ASPECT

A FURTHER ROOM VIEW

BATHROOM

14'1" x 8'11"

Panelled bath, pedestal hand basin, low level W.C. bidet and Mira shower in tiled and glazed cubicle. part tiled walls. Radiator

ANOTHER ROOM ASPECT.

DINING ROOM

17'3" x 13'11"

Wall lights. Radiator.

ANOTHER ROOM ASPECT..

A FURTHER ROOM VIEW.

STUDY/BEDROOM

14'0" x 8'5"

Stairs to

ATTIC ROOM

17'4" x 7'3"

Sloping ceiling.

SITTING ROOM

17'2" x 13'11"

Coal effect gas fire in decorative surround. Wall lights. Radiator

ANOTHER ROOM ASPECT...

A FURTHER ROOM VIEW..

BEDROOM

14'1" x 8'8"

Stairs to attic room. Radiator

ANOTHER ROOM ASPECT....

ATTIC ROOM

26'7" x 7'4"

Sloping ceiling.

SECONDARY KITCHEN/LIVING ROOM

14'9" x 9'10"

Original fireplace

BATHROOM

10'2" x 9'6"

Double drainer sink unit. Pedestal hand basin and low level W.C.

PANTRY

11'2" x 4'11"

INNER HALL

8'6" x 7'10"

FORMER DAIRY

14'9" x 8'2"

ANOTHER FORMER DAIRY ROOM

14'5" x 9'6"

OUTSIDE

FORMER COWSHED

53'10" x 18'4"

A Stone building which presently provides two loose boxes and tack/storages area.

PADDOCK

A level pasture paddock located to the rear of the the house and building that is within the residential development limited of Neath Port Talbot CBC

SERVICES

We are advised that the property is connected to all mains services.

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' and that the liability for the year 2024/25 is £

VIEWING

Strictly by appointment only with the agents Morgan Carpenter

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

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.

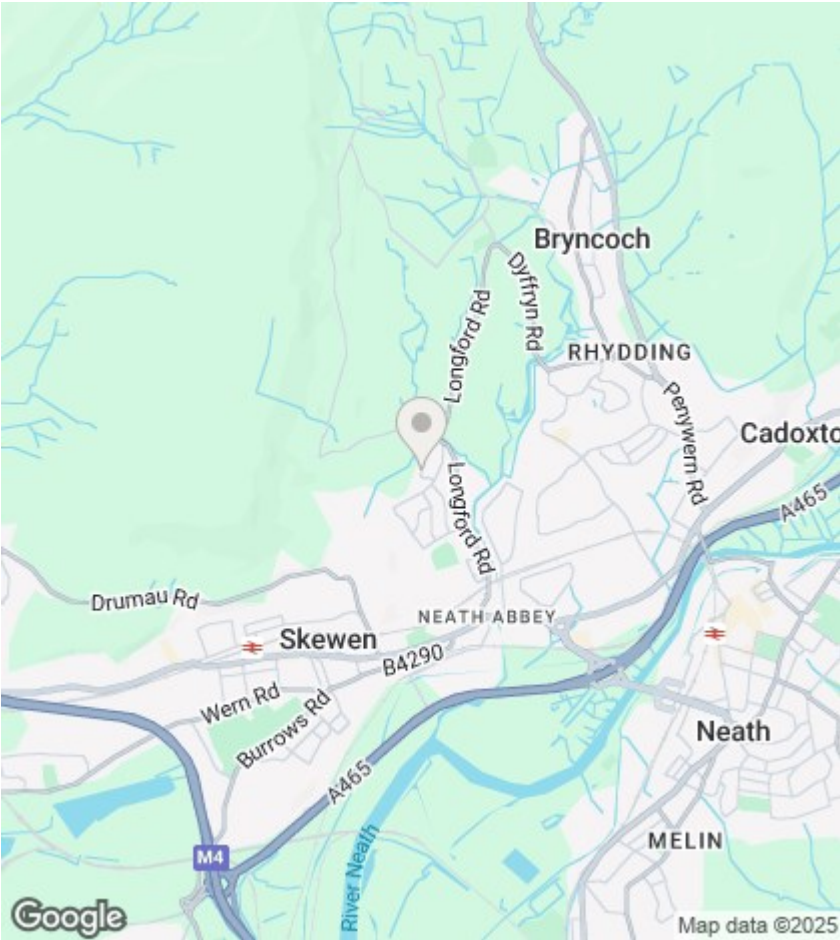
WEBSITE

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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		37	88
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	