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herbert r thomas

Blaen Y Gors Farm
Ystradgynlais

Swansea

SA9 1PY

hrt.uk.com

Blaen Y Gors Farm

Asking price **£475,000**

Nestled away from the main roadside in a rural setting found on the periphery of Ystradgynlais, is this spacious three/four bedroom semi detached stone built farmhouse, set on approximately 8 acres of land.

3/4 Bedroom semi detached Farmhouse

Smallholding

Approximately 8 acres Of Land

Two large Paddocks

Situated on the outskirts of Ystradgynlais

Has undergone significant improvements

Viewings Highly Recommended





The property on the small holding has recently undergone significant internal improvements and had a generous single story extension added to the rear by the current vendors. The acreage is made up of predominantly two very large paddock spaces, one to the front of the property and one to the rear, with a good sized yard and parking area in between. Please take note that the adjoining neighbouring property (Blaen Y Gors Barn) does have right of access over the yard area to gain access.

Maintaining a wealth of character internally, the semi detached property features a large lounge to the front, with a feature exposed stone wall with a log burning stone set on a slate hearth and oak mantle over.

There is a second reception room to the front of the property, previously the kitchen with some remaining units still left in place but would make an ideal sitting room and/or a ground floor double bedroom.

The original bathroom within the property is located on the ground floor and has been recently extended and fitted with a white three piece suite comprising; free standing roll top bath set below a vaulted ceiling with sky light, low level WC and wash hand sink basin. The original suite is still fitted within the bathroom but is due to be removed ahead of completion of a sale.

The extension to the rear of the property (ready for sign off by the building inspector) now allows for an impressive bespoke kitchen/breakfast area, with a separate utility room to the side.

The kitchen has been fitted with a matching range of solid oak base and larder units, with a black marble effect laminate work surface over. It features an integrated dishwasher, an eye level oven, a ceramic four burner halogen hob, integrated fridge/freezer and a stainless steel sink unit positioned below a large window to the side. Patio doors flanked by windows to the rear floor the room with natural light and also provide access onto the rear garden area.

To the first floor, a generous landing area provides access to all three double bedrooms. Bedroom one is a large double bedroom with a window to the front and ample hanging rail storage to the rear of the room, cleverly hidden by curtains. Bedrooms two and three are well proportioned double bedrooms, with a window to the front for bedroom two and a window to the rear within bedroom three.

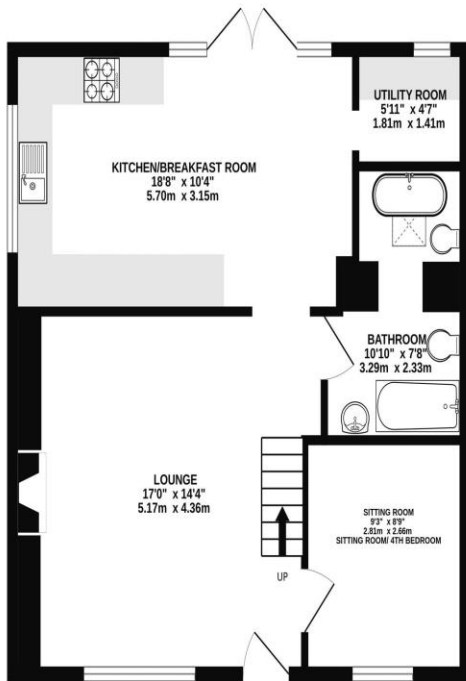
Outside to the front of the property is a good sized lawned garden, with a central paved pathway leading to the front door and bordered by mature plants, trees and shrubs. The garden area opens up onto the central yard, with four generous wooden constructed stables, two large lockable industrial containers and the shelter at the end suitable for storing feed. The yard is accessed from a long shared driveway off the main road, with two secure swing gates for security and safety. The central yard is also used by the neighbouring property 'Blaen Y Gors Barn' as they have right of access over the yard to their boundary.

The majority of the land is located to both the front and rear of the property. Predominantly made into two large paddocks, the land to the rear gently slopes providing good drainage. The paddock can be accessed directly from the central yard and has a level area from the gate access offering an opportunity to add a ménage if required. The large paddock to the front can be accessed from two areas, either directly off the yard over a small brook or from the shared driveway.

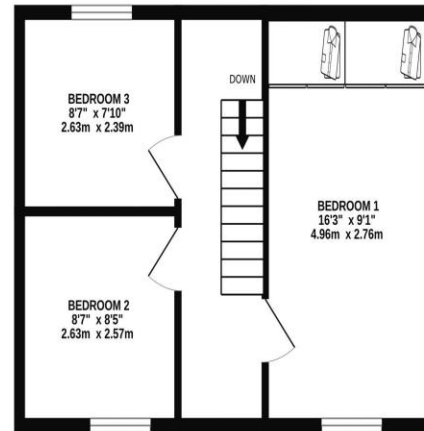
There is a covenant on the land .

The front field has right of way through entrance to the field and to their field on the pathway

GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 sq.m.) 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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Directions

SAT NAV USERS SA9 1PY

Tenure

Freehold

Services

Water, Electric, Oil Heating, Metered
Council Tax Band C
EPC Rating E

Viewing strictly by
appointment through
Herbert R Thomas

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33 Alfred Street, Neath, West Glamorgan,
SA11 1EH,
01639 639541
neath@hrt.uk.com

hrt Est. 1926 **RICS**

Energy performance certificate (EPC)

Report Date From: 24/05/2018 Report Date To: 24/05/2018	Energy rating: E	Valid until: 24 May 2028
Certificate number: 8488-7125-9446-8858-4887		

Property type	Detached house
Total floor area	69 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance on the regulations and exemptions](https://www.gov.uk/guidance/welsh-medium-english-grammar-grammar-grammar) (<https://www.gov.uk/guidance/welsh-medium-english-grammar-grammar-grammar>).

Energy rating and score

This property's current energy rating is E. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

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.

