

hrt
herbert r thomas

Y Graig
Llangynwyd
Maesteg
CF34 9BH

hrt.uk.com



Y Graig

Llangynwyd

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CF34 9BH

Offers In Excess of

£825,000

- Rural small holding offering enormous potential
- Detached Three Bedroom Bungalow
- Modern Farm Building
- Approximately 76.69 acres of land
- Well connected to the local amenities and transport links.
- Short distance from Bridgend town centre and M4.
- Fantastic views over adjoining farmland and Llynfi Valley

Y Graig

Y Graig offers an unique opportunity to purchase a rural small holding within a short distance of Bridgend and the M4. Comprising a detached three-bedroom bungalow with huge potential, yard and large modern agricultural building set within approximately 76.69 acres of pasture land.

In a fantastic rural setting with exceptionally convenient access to Bridgend and views over surrounding farmland and Llynfi Valley.

Accommodation

Solid oak stable door through to utility/boot room, 11'9" x 7'9", slate tiled floor, pendant ceiling light, hardwood base mounted units and cabinetry with Belfast sink. Access to boiler and window with views to the side and shower room off. Shower room, 4'10" x 8'9", fully tiled, corner WC, pedestal wash hand basin, frosted window over, LED spotlight ceiling, extractor fan fitted and triple shower with low level shower to the side.

Bespoke, fitted, farmhouse style kitchen/diner, 22'11" x 11'9", slate floor, pendant lights to ceiling, hard wood cabinetry, marble countertops, 'Rangemaster', double stove, with electric hob, Belfast Sink, integrated dishwasher and windows taking in pleasant views to front and side elevation.

A natural stone, open fireplace with timber mantle is the main feature to the dining space. Inner hall, 27'8" x 5'4", solid oak flooring, pendant ceiling lights, attic hatch and double cloaks cupboard (housing the underfloor heating manifold and stopcock). Panelled glazed door gives direct access out with rolling mountainside views enjoyed.

Living room, 14' 9" x 16'9", oak flooring, ceiling light, natural stone fireplace with floating timber mantle, open fire below and large window taking in rural scenic views. French doors to garden.

Bedroom one, oak floor, central ceiling light and large window with rural scenic views.

Bedroom two, 11'1" x 13'1", oak floor, central ceiling light and large window with views to the garden.

Bedroom three/Bathroom, 8'11" x 7'8", oak flooring, pendant ceiling light with frosted window to the side. Plumbed provision for water and waste already present.

OUTSIDE

The garden wraps around the bungalow providing a large area laid to lawn and rear patio area with views over adjoining farmland.

Agricultural Building

Y Graig also benefits from a large, open fronted, steel portal framed livestock building extending to 105' x 35'. The building comprises of fibre cement sheet roofing with roof lights, painted steels, Yorkshire boarding cladding with concrete panels to 1.5m. Sheeted doors to gable elevations with concrete flooring throughout.

Farmland

The land extends in total to approximately 76.69 acres (33.04 hectares) as edged red on the enclosed plan. The land is suitable for grazing and mowing purposes. The land comprises of sloping upland pasture which is divided into convenient size enclosures. The land is divided by traditional post, Rylock with one strand of barbed wire field boundaries.

Agricultural Occupancy Condition.

Y Graig was subject to an Agricultural Occupancy Condition however, a Certificate of Lawfulness to remove the Agricultural Occupancy Condition attached to P/97/1046/FUL has been approved to remove the condition as outlined within application P/23/453/LAE.

Development Clawback

The property will be sold subject to a 30-year Development Clawback Arrangement. The permitted use will be an Agricultural or Equestrian use. The grant of Planning Permission will trigger the clawback at a rate of 25% of the Development Value less the current use value.

Basic Payment Scheme

The entitlements are excluded from the sale.

Access

The property benefits from private shared access over third party land which adjoins the public adopted highway, this is shown coloured brown on the attached plan.

Method of Sale

The property is available via Private Treaty.

Services

The dwelling benefits from mains water and electricity, Oil Fired Central Heating with underfloor heating throughout, septic tank drainage. The

property also benefits from two lined chimneys which we understand will accommodate wood fired burning stoves.

The building benefits from mains water supply.

The reliability of the water supply cannot be guaranteed. All interested parties are advised to satisfy themselves regarding the suitability of any water supply available.

Council Tax / EPC

Council Tax Band - C
Awaiting EPC

Fixtures and Fittings

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

Boundaries

The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendors agents will be responsible for defining the boundaries or the ownership thereof.

Sporting, Timber & Minerals

The sporting rights, mineral rights and timber are included within the freehold in so far as they are owned.

Wayleave/Easements/Rights of Way

The property is sold subject to and with the benefit of all existing rights and obligations including rights of way, whether public or private, light, support, drainage, water and other obligations, easements, quasi-easements and all wayleaves whether referred to or not in these particulars. There are no public footpaths crossing the land.

VAT

Should any sale of the property, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such Tax shall be payable by the purchaser(s) in addition to the contract price.

Cross Compliance

The seller will be responsible for the cross compliance up to the date of completion. The purchaser(s) will take over the cross-compliance obligations on completion and will indemnify the seller for any non-compliance which results in a penalty or reduction in the seller's payments.

Disputes

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Scale, Schedule, Plan or interpretation of any of them the question shall be referred to the arbitration of the selling agents, whose decision acting as expert shall be final.

Plans, Areas & Schedules

These have been prepared as carefully as possible and are based on the Land Registry Plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

Guide Price

Offers in Excess of £825,000

Tenure & Possession

Freehold with Vacant Possession.

Health and Safety

Given the potential hazards of agricultural land we ask you to be as vigilant as possible when making your inspection for your own personal safety.

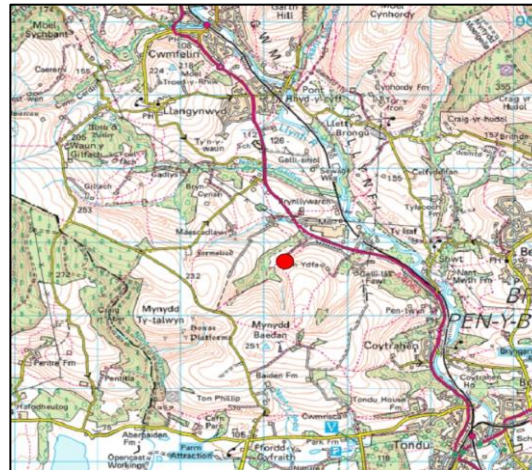
Directions

Postcode: CF34 9BH

What3words: ///plantings.takeover.mended

Sat Nav Users: CF34 9RS

From the village of Coytrahen, head north on Oak Terrace/A4063 towards Nicholls Rd. Continue to follow A4063 for approximately 1.6 miles, the destination will be on the located left (opposite the entrance to the paper mills).



Viewing Arrangements

Viewings of Y Graig including land and farm building is strictly by appointment only. Interested parties should contact the sole agents Herbert R Thomas.

For further information please

contact:

Contact: **Rob David**

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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.





