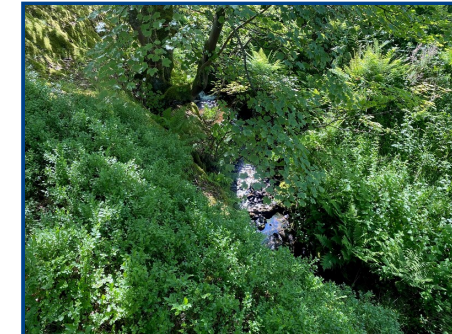


**Blaen Nant Cellwen Farm  
Dyffryn Cellwen  
Neath  
Neath Port Talbot.**

Offers Over **£300,000**



- **STONE-BUILT FARMHOUSE**
- **SITS WITHIN 32 ACRES**
- **4 BEDROOMS**
- **HAY BARN WITH STABLES**
- **SEPARATE STABLES**
- **BEAUTIFUL QUIET RURAL LOCATION**
- **PANORAMIC VIEWS OF THE BRECON BEACONS**
- **CERTIFICATE FOR LAWFULNESS - FARM HOUSE - REF: P2020/0794**
- **PLANNING GRANTED FOR BARN CONVERSION - REF: Q2020/0205**

Viewing: **01639 646 926** Website: **www.ctf-uk.com** Email: **neath@ctf-uk.com**

**Important notice**

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Professional Services**

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

**BlaGeneral Description**

**STONE-BUILT FARMHOUSE!**

**With barn adjoining, both in need of total renovation. Looking on to panoramic views of The Brecon Beacons National Park!**

**What more could you want??**

### Property Description

STONE-BUILT FARMHOUSE!

With barn adjoining, both in need of total renovation. Looking on to panoramic views of The Brecon Beacons National Park!

What more could you want??

This 4 Bedroom property is a pleasure to visit, you can imagine restoring & extending, while implementing your own modern twist. A certificate of lawful use has been granted by Neath Port Talbot Council. Reference P2020/0794, to use as a farmhouse for residential purposes. There is a main supply of electricity & water near the farmhouse. A pre application has also been successfully granted by Neath Port Talbot Council for a barn conversion. Reference Q2020/0205. Viewing is highly recommended to appreciate this spectacular peaceful & tranquil location, with mountainside views. Call us today to book your viewing.....

### Main Room (17' 06" x 15' 11") or (5.33m x 4.85m)

Window to the front, fireplace with bread oven, sink. Flagstone flooring. Staircase leading to the 1st floor. Storage cupboard.

### Second Room (12' 00" x 8' 03" ) or (3.66m x 2.51m)

Window to front, flagstone floor.

### First Floor Accommodation (8' 04" x 5' 11" ) or (2.54m x 1.80m)

Window to the rear.

### Bedroom One (17' 08" x 8' 07" ) or (5.38m x 2.62m)

Window to the front.

### Bedroom Two (11' 04" x 8' 07" ) or (3.45m x 2.62m)

Window to the front.

### Bedroom Three (9' 04" x 8' 10" ) or (2.84m x 2.69m)

Window to the front.

### Bedroom Four (8' 09" x 8' 02" ) or (2.67m x 2.49m)

Window to the rear.

### Services

#### Tenure

Freehold

#### Council Tax

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