



Gilfach Uchaf Farm,  
Llangynwyd Village, CF34 9SD

Watts  
& Morgan



# Gilfach Uchaf Farm,

## Llangynwyd, Maesteg CF34 9SD

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**£850,000 Freehold**

**4 Bedrooms | 2 Bathrooms | 2 Reception Rooms**

An impeccably presented farmhouse, which has been sympathetically renovated to an extremely high standard by the current owners. This 4/5 bed detached farmhouse sits on 8.6 acres of land. Set in a picturesque position surrounded by rolling countryside in the historic village of Llangynwyd offering a semi-rural lifestyle. The quaint hilltop Village, known by locals as 'Top Llan' has two well regarded public houses while 'Lower Llan' has a Post Office and a Primary School. Accommodation briefly comprises; Entrance Hall, Open Plan Kitchen/Dining room, Conservatory, Sitting room, Lounge, Ground floor Shower Room, Utility Room and a Boiler/ Boot room. First floor Landing, Bedroom one, shower room and dressing room (potential 5th bedroom), 3 further double bedrooms and a luxurious 4-piece bathroom. Externally the property enjoys a southerly aspect landscaped lawned front garden with beautiful mountain views, approx. 8.6 acres of Land (just under 5 acres of pasture land), 2 stables with a tack room, 4 paddocks, a detached double garage with power supply and off-road parking for several vehicles.

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### Directions

\* Bridgend - 8.0 Miles \* Cardiff - 27.0 Miles \* J36 of the M4 - 6.0 Miles

**Your local office: Bridgend**

**T** 01656 644288 (1)

**E** [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)



## Summary of Accommodation

### ABOUT THE PROPERTY

Gilfach Uchaf Farm is quite an amazing property, understood to have dated back as far as the mid 1700's this extended farmhouse has been transformed within the last few years to provide a quite superb, spacious family home ideal for families.

Entered through a composite front door into the entrance hallway with engineered oak flooring and all solid oak doors lead off. There is a carpeted staircase rising to the first-floor landing and a handy understairs storage cupboard. The main living room is a great sized reception room with continuation of engineered oak flooring, PVC windows over-looking the front with beautiful views over the rolling countryside and a wonderful feature original exposed stone wall with an open chimney with a wood burning stove fitted and an oak mantle. The sitting room is a generous second reception room with continuation of engineered oak flooring, windows to the front aspect and an original stone fireplace with wood burning stove. The sitting room features exposed wooden ceiling beams. The open-plan kitchen/dining room has a wonderful, vaulted ceilings with recessed spotlighting and windows over-looking the rear and front grounds with a uPVC door opening to the rear. The kitchen / dining room benefits from flagstone tiled flooring and a third exposed stone chimney with bio-fuel burner fitted and double doors open into the conservatory. There is ample space for a dining table with feature pendant lighting. The kitchen has been fitted with a range of tasteful 'shaker style' co-ordinating wall and base units with complementary 'Quartz' work surfaces with coordinating splashbacks. There is a spacious central island with continuation of the 'Quartz' surfaces and further storage. Integrated appliances: Belfast sink with swan neck mixer tap and an integrated dishwasher. There is space provided for a freestanding American style fridge freezer and space for a freestanding Range oven. The conservatory is a wonderful addition with windows overlooking the front and side aspects with beautiful views over the rolling countryside. The conservatory offers tiled flooring and double doors opening out to the front garden. The ground floor shower room is fitted with a 3-piece suite comprising of a WC and a wash hand basin set within a vanity unit and a shower enclosure with a window to the side aspect. The utility room has been fitted with coordinating wall and base units with complementary laminate work surfaces over with tiled splash backs. The utility has a stainless steel sink with drainer and space and plumbing for two appliances with a window to the rear. The boot/ boiler room has a PVC door opening out to the side and windows to the rear.

The first-floor landing offers carpeted flooring, and all oak veneered doors lead off. Bedroom One is a superb sized main bedroom with 2 sets of built-in wardrobes, carpeted flooring, exposed beam ceilings and windows to the front. The shower room is fitted with a 3-piece suite comprising of a separate shower cubicle, WC and a wash hand basin within a storage unit. The shower room benefits from partially tiling to the walls, vinyl tiled flooring and an LED light mirror. The dressing room could potentially be used as a fifth bedroom with fitted wardrobes, carpeted flooring and a window to the rear. Bedroom Two is generous second bedroom with carpeted flooring, built-in wardrobes, a further storage cupboard and windows to the front. Bedroom Three benefits from carpeted flooring and windows to the front with access to the loft hatch. The fourth double bedroom offers carpeted flooring a feature exposed stone wall and windows to both rear and side aspects, there are floor to ceiling wardrobes to remain. The family bathroom is fitted with a 4-piece luxurious suite comprising of a freestanding bathtub with mixer taps, separate shower enclosure, WC and a wash hand basin with an LED mirror. The fully tiled bathroom also benefits from spotlighting, chrome ladder radiator and a window to the rear.

### GARDENS AND GROUNDS

Gilfach Uchaf sits within approximately 8.6 acres of well-maintained grounds including just under 5 acres of usable pastureland with 4 separate paddocks. The property is surrounded by beautiful scenic rolling countryside. There is a shared drive leading onto a private driveway and offers ample space for parking for several vehicles. There is a detached double garage with electric controlled door, full power supply and vaulted ceiling with further loft storage space. There is a timber stable block offering 2 stables with a tack room and a separate detached barn/outbuilding. The detached barn has further potential to be converted into an annex or an Air BnB subject to planning. To the front of the property is a beautiful lawned garden enclosed via mature hedgerow and tall woodland with a wonderful stream running through the bottom. There is a flagstone patio area perfect for outdoor furniture to enjoy the fantastic mountain views.

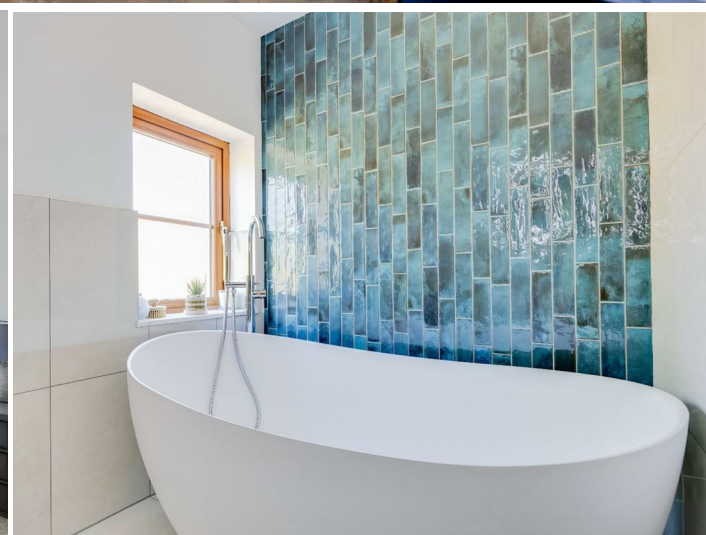
### ADDITIONAL INFORMATION

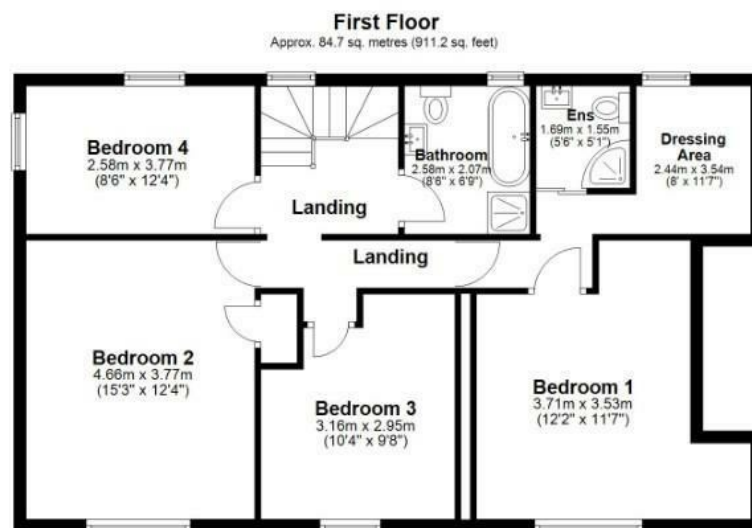
Mains electricity. 18 privately owned solar panels to remain. Direct spring water. Cesspit drainage. Air Source heat pump central heating. Freehold.

The property and land currently sit on 2 titles. The property has a public footpath on the periphery of the land however it is no longer accessible and is not located near the property.

Council Tax band - G

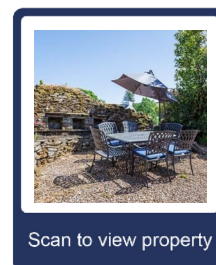
EPC Rating- D





Total area: approx. 222.0 sq. metres (2389.2 sq. feet)

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>86</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            | <b>68</b> |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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