



Price Guide £230,000

Blue Pool field Cardiff CF5 6BG

The Property comprises of a beautifully block built, wooden clad barn. Situated on a concrete plinth the barn measures approximately 12m x 6m x 4m. The property also benefits from an animal shelter, storage shed and Tree House. The Barn is set within a hardstanding yard, and perfect for Equestrian and agricultural use, all of which is set within approximately 2.33 acres of pasture land. Buyers should be aware that may be some Japanese knotweed on the part of the land.

DIRECTIONS

From Culverhouse Cross, follow the A4050 in a southerly direction initially signposted towards Barry/Cardiff Airport. At the first roundabout after the retail park turn right at the roundabout signposted St Lythans/Twyn Ty Odyn. Past The Beech Tree Inn and continue on up the hill along St Lythans Road into the hamlet of Twyn Yr Odyn. Bear right at Hill Terrace as the road turns; and then turn right the field gate is on your right hand side.

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SITUATION

The land is situated within the small hamlet of Twyn Yr Odyn, just on the western fringe of the City of Cardiff and provides access to Junction 33 of the M4 Motorway.

BRIEF DESCRIPTION

The Property comprises of a beautifully block built, wooden clad barn. Situated on a concrete plinth the barn measures approximately 12m x 6m x 4m. The property also benefits from an animal shelter, storage shed and Tree House. The Barn is set within a hard-standing yard, and perfect for Equestrian and agricultural use, all of which is set within approximately 2.33 acres of pasture land. Buyers should be aware that may be some Japanese knotweed on the part of the land.

ACCESS

Entry to the land is via gate from positioned on the Southeastern Boundary from the road which travels directly off St Lythans Road.

TENURE AND POSSESSION

The freehold interest is offered for sale with the benefit of vacant possession on completion.

PLAN

The plan attached is published for identification purposes only and while every care has been taken its contents and accuracy cannot be guaranteed.

FENCING

The property is surrounded by a well-maintained post and rail stock-proof fencing with well maintained hedgerows. However the purchaser would have the responsibility of assessment for their own needs.

SERVICES

There is currently Mains Water and Electricity supplied to the property.

BOUNDARIES

The responsibility for boundary maintenance, where known, is as shown by the inward facing 'T' marks.

WAYLEAVES/EASEMENTS

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light drainage, and other easements, quasi easements, covenants, restriction orders etc., as may exists over the same of for the benefit of same, whether mentioned in these particulars or not.

GUIDE PRICE

£230,000

FURTHER DETAILS & VIEWINGS

The site may be viewed at any time upon receipt of these particulars subject to closing gates upon entering and leaving the property. If you have any questions, please contact Samantha Price of Watts and Morgan LLP by telephone; 01446 774152 or by email; samantha.price@wattsandmorgan.co.uk

PROCEEDS OF CRIME ACT 2002

Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.



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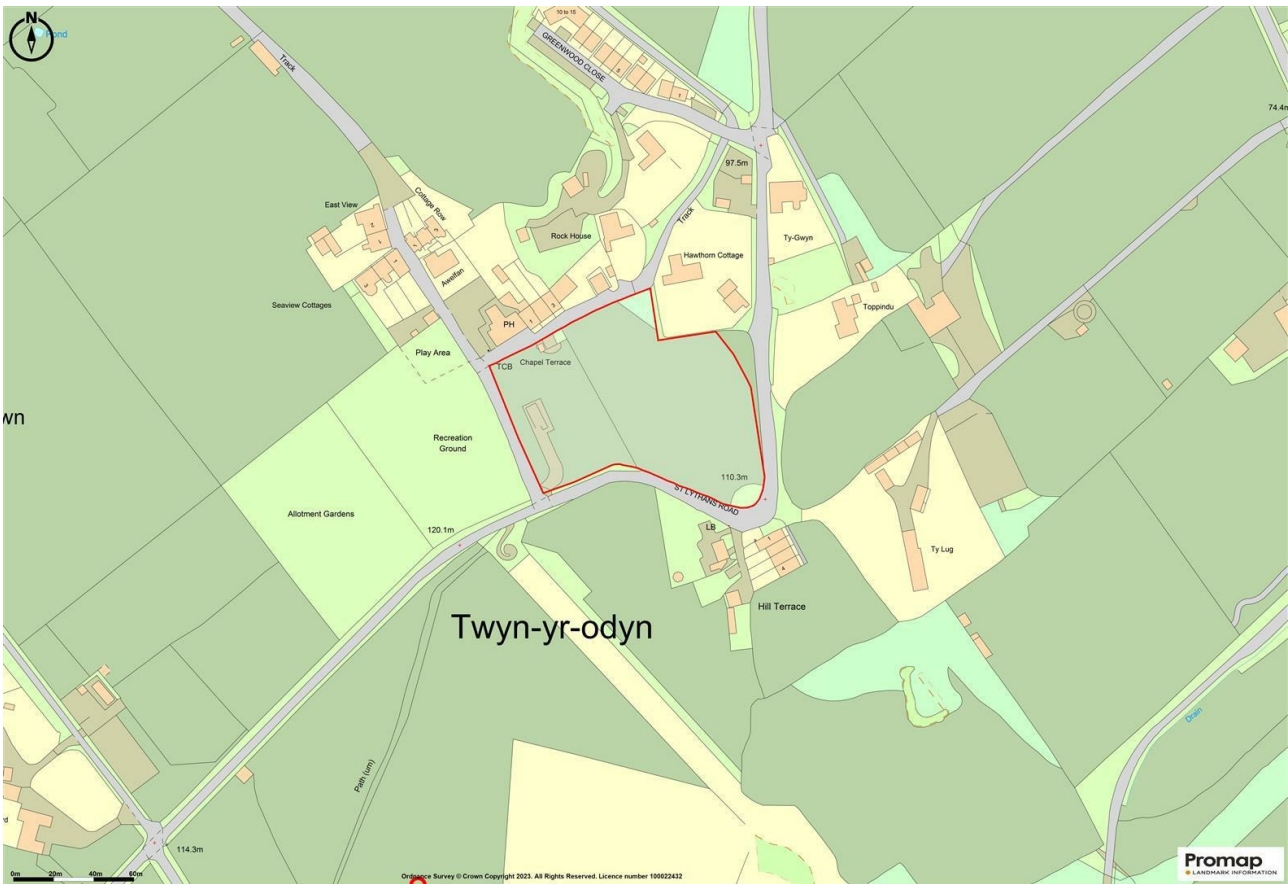
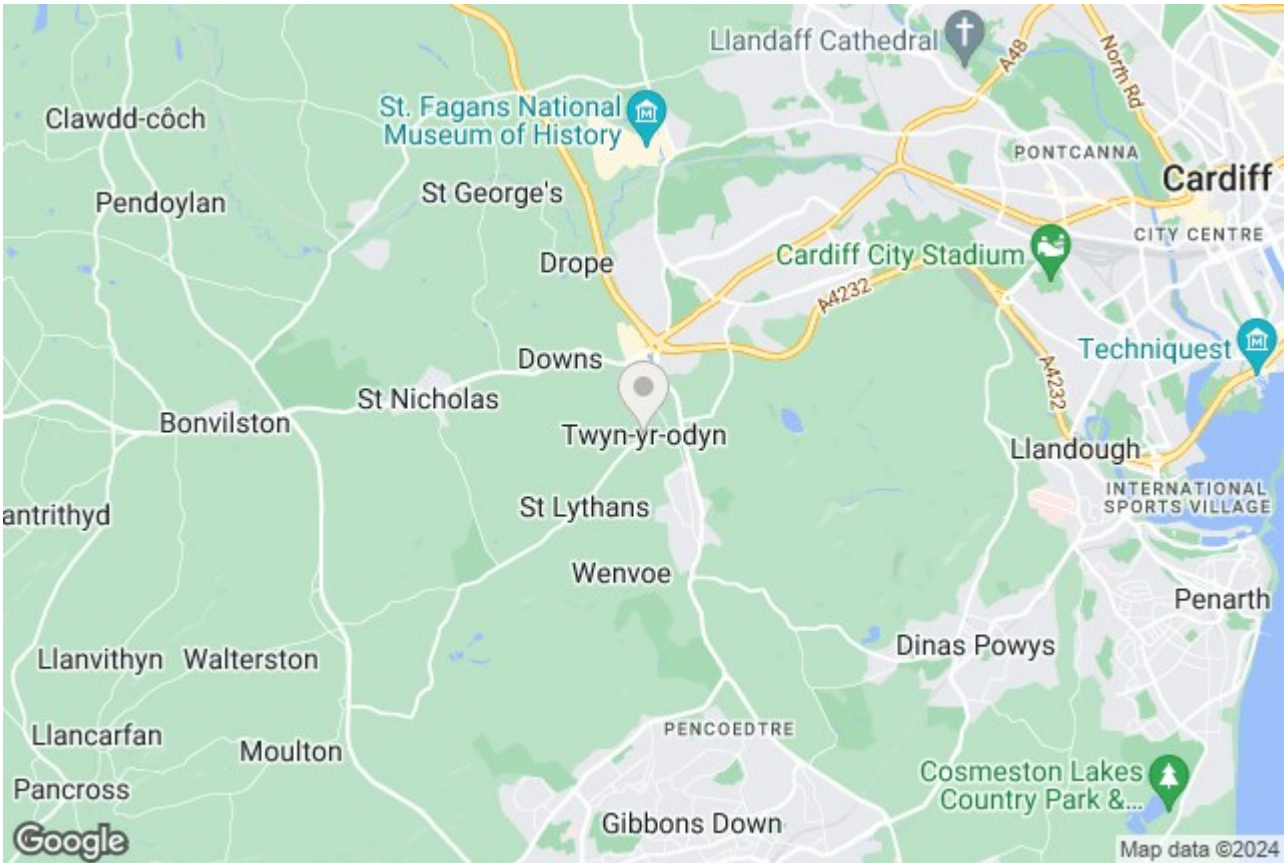
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