

# Watts & Morgan

For Sale by Private Treaty



## Guide Price £150,000

Bridgend CF32 8EJ

The Property comprises of a wooden stable block to include two stables and a Hay store. The property benefits from a Hard-standing yard as well as two paddocks, the property is perfect for Equestrian, agricultural, and amenity use subject to necessary planning consents, all of which is set within approximately 5 acres of pasture land.

## SITUATION

Situated within the Garw Valley on the outskirts of Bridgend, with access to forestry and ample bridleways and footpaths. Pontyrhyl is a short commute from Bridgend.

## BRIEF DESCRIPTION

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## ACCESS

Entry to the land is via gate from positioned on the Northern Boundary from an unnamed road just off the main road which travels directly through the village of Pontyrhyl.

## 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 post and rail stock-proof fencing. However, the purchaser would have the responsibility of assessment for their own needs.

## SERVICES

There is currently Mains Water 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 exist over the same or for the benefit of same, whether mentioned in these particulars or not.

## GUIDE PRICE

£150,000

## 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.wales](mailto:samantha.price@wattsandmorgan.wales)

## HEALTH & SAFETY

Due to the nature of the property, neither the seller nor agents are responsible for the safety of the viewing. All those viewing the property do so at their own risk.

## 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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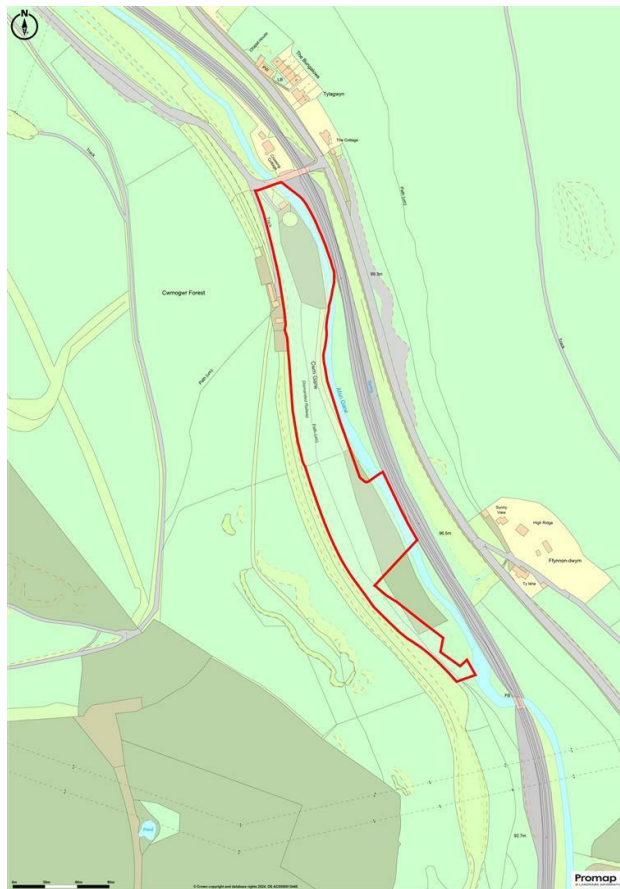
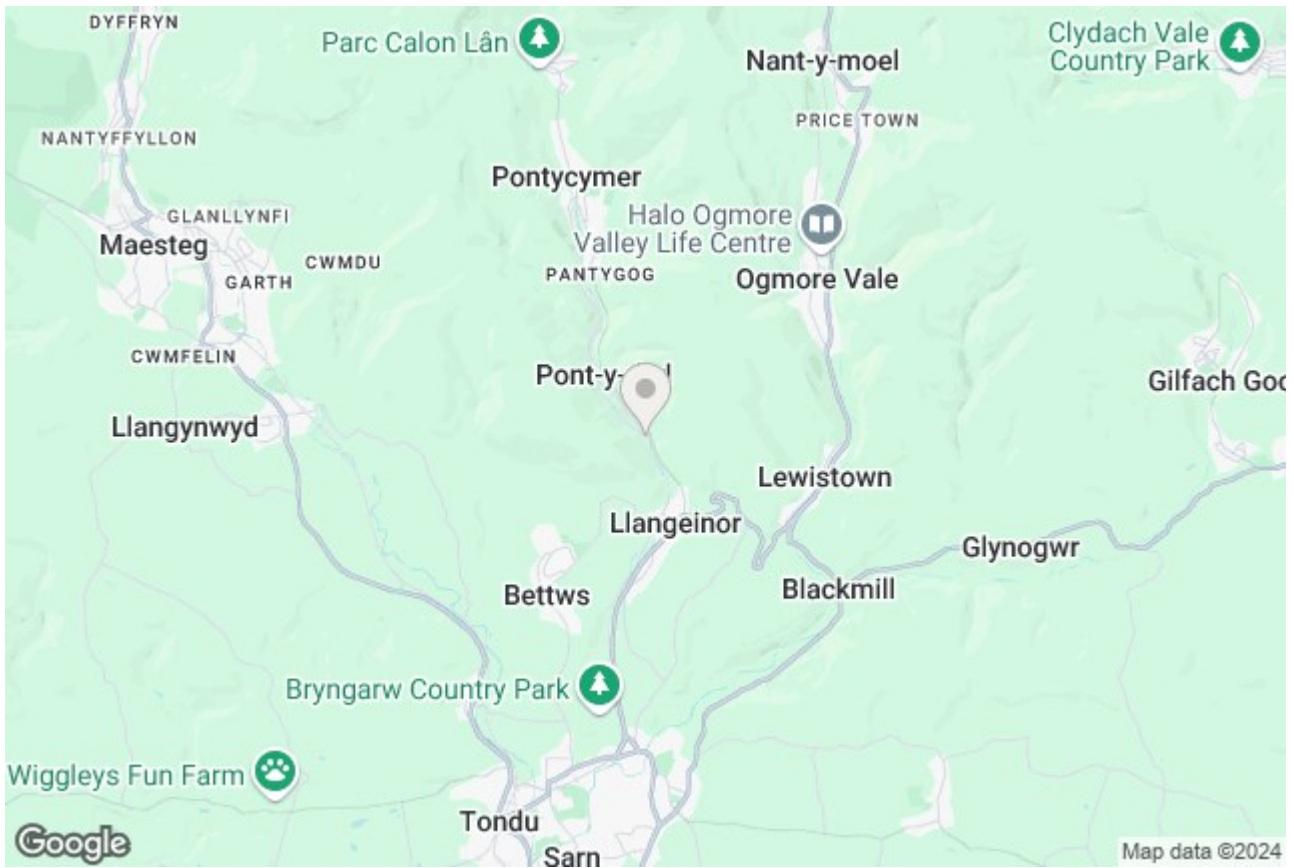
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