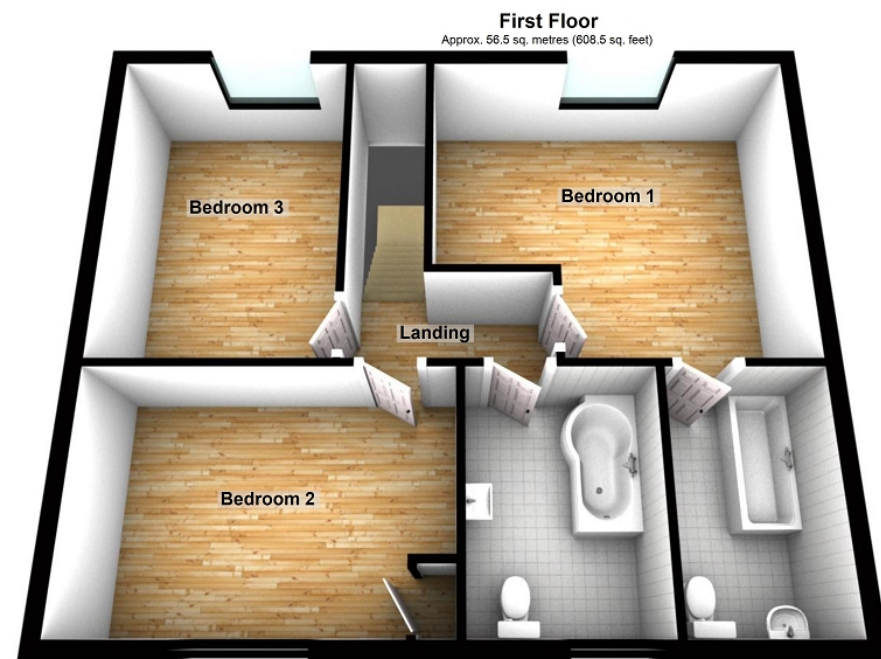


Total area: approx. 135.7 sq. metres (1460.4 sq. feet)



Viewing: **01792 865 042**

Website: **[www.ctf-uk.com](http://www.ctf-uk.com)**

Email: **[pontardawe@ctf-uk.com](mailto:pontardawe@ctf-uk.com)**

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**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).

**Gwrhyd Road  
Rhydyfro  
Pontardawe  
Swansea.**

Price **£650,000**



- Detached Farmhouse with Circa 22 acres of land
- Range of large outbuildings modern and traditional
- 3 Double bedrooms
- 2 Reception rooms
- Kitchen/dining room
- Utility room
- Bathroom & a shower room
- Good quality grazing land
- 2 ponds located to the front of the property
- Views over the land and surrounding countryside

## General Description

Rare chance to purchase a 22 acre smallholding with a fantastic range of outbuildings including some large modern buildings and some traditional stone buildings located in the village of Rhydyfro, the property enjoys spectacular views over the land which surrounds the property which is predominantly made up of good quality grazing land with a series of ponds to the front. The farm house offers spacious and well presented accommodation comprising an entrance porch, lounge, sitting room, kitchen/diner, utility and a shower room to the ground floor there are three

double bedroom (1 en-suite) and a bathroom to the first floor. The property offers many opportunities to buyers in an area where properties of this type rarely come to the market.

### Property Description

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### The Accommodation Comprises:

#### Ground Floor

Farmhouse entered via uPVC door.

#### Porch (10' 3" x 7' 0") or (3.12m x 2.14m)

Double glazed window to side, base unit with worktop over, inset stainless steel sink with mixer tap, tiled flooring.

#### Kitchen/Dining Room (9' 6" x 29' 6") or (2.89m x 8.99m)

Fitted with a range of wall and base units with worktop over, inset stainless steel sink with mixer tap. Integrated appliances include; fridge, freezer, dishwasher, electric fan ovens and grill, electric hobs with extractor hood over. Wood flooring, under floor heating, three double glazed windows to front. Doors to lounge and utility room.

#### Lounge (12' 10" x 17' 7") or (3.92m x 5.35m)

Double glazed window to rear, wood burner with stone hearth and surround. Wood flooring, under floor heating, door to sitting room. Staircase to first floor, double glazed French doors to gardens.

#### Sitting Room (12' 10" x 11' 7") or (3.92m x 3.54m)

Double glazed French doors to rear gardens, fitted carpet.

#### Utility Room (7' 10" x 8' 4") or (2.39m x 2.55m)

Fitted base unit with worktop over, inset ceramic sink with mixer tap. plumbed for washing machine, wood flooring, under floor heating. Double glazed window to side, door to shower room, uPVC door to grounds.

#### Shower Room (4' 5" x 8' 4") or (1.35m x 2.55m)

Three piece suite comprising; wet room style shower, wash hand basin and low level w/c. Tiled walls and flooring, heated towel rail, double glazed window to rear.

#### First Floor

#### Landing (6' 7" x 7' 10") or (2.0m x 2.38m)

Doors to three bedrooms and bathroom, fitted carpet.

#### Bedroom 1 (12' 10" x 14' 3") or (3.92m x 4.35m)

Double glazed window to rear, fitted carpet, radiator, door to en suite.

#### En Suite (9' 5" x 5' 10") or (2.87m x 1.78m)

Three piece suite comprising; panelled bath, wash hand basin pedestal and low level w/c. Tiled splashback, tile effect flooring, heated towel rail.

#### Bedroom 2 (9' 5" x 13' 7") or (2.87m x 4.13m)

Double glazed window to front, storage cupboard, fitted carpet, radiator.

#### Bedroom 3 (12' 10" x 9' 1") or (3.92m x 2.76m)

Double glazed window to rear, fitted carpet, radiator.

#### Bathroom (9' 5" x 6' 11") or (2.87m x 2.10m)

Three piece suite comprising; P shaped bath with shower over, wash hand basin and low level w/c. Part tiled walls, tile effect flooring, heated towel rail, double glazed window to front.

#### External

#### Outbuildings & Land

Farmhouse sitting on 25 acres made up of grazing fields and two ponds. A useful range of modern and traditional outbuildings plus ample yard area. Buildings include: two portal frame cattle sheds, open front block/profile sheet machinery shed and traditional range of stone buildings offering storage and stables. Potential for other uses subject to obtaining planning consent.

