
Llwynrhyddid Farmhouse
Hensol, Pontypridd, CF72 8JY
Watts
&Morgan













Llwynrhyddid Farmhouse

Hensol, Pontyclun CF72 8JY

£550,000 Freehold

4 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Llwynrhyddid Farm, a Grade II listed semi-detached 3/4 bedroom property, set in approximately 3.33 acres to include landscaped gardens. Located in a wonderful rural setting, the property is perfect for those looking for outdoor space with easy access to local amenities & transport links. Accommodation comprises; A porch entrance, two kitchens, and reception rooms, sitting room and storage room to the ground floor. To the first floor; 3/4 bedrooms and a family bathroom. Externally enjoying a beautifully landscaped front garden and courtyard benefiting from off-road parking for several vehicles and additional land divided into four parcels of varying sizes.

Directions

Travelling east on the M4, at Junction 34 take the exit to Llantrisant and at the Miskin Interchange, take the third exit. Take the first right and continue on this road for 1.3 miles before taking a right at the cross roads. Follow this road for 0.3 miles and then take another right. Continue for 0.5 miles and take the left sign posted toward Welsh St Donats. At the end of this road, take the right and follow the road for a further 0.3 miles before turning left where the property is situated directly in front.
W3W:///freedom.sunbeam.lifeguard

Your local office: Cowbridge
T 01446 774152 (1)
E rural@wattsandmorgan.co.uk













Summary of Accommodation

SITUATION

The property is located to the south west of the rural village of Hensol, known for its picturesque landscapes and historical significance with rolling countryside in a tranquil setting. The property is located only 1.9 miles from Junction 34 of the M4 Motorway which provides access to Cardiff, Swansea and Bristol all being within an hours commute. The A48 is located just a short distance away from the property being 2.6 miles which provides access to Cowbridge, Culverhouse Cross and Bridgend. W3W:///freedom.sunbeam.lifeguard

ABOUT THE PROPERTY

Set in approximately 3.33 acres, the property comprises a two storey Grade II listed semi-detached farmhouse split from the adjoining property along the ridge. It is enclosed by close board and post and rail fencing with a front landscaped garden and courtyard leading to the farmhouse.

On entering the house, you are greeted with an entrance hall leading to a sitting room, storage room and lounge. Following on there are two kitchen areas and an additional lounge.

Flexible accommodation to the first floor, with three double bedrooms, a family bathroom and a room currently used as a dressing area with the potential for this to make up a fourth bedroom.

BOUNDARIES

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

SERVICES

Mains electricity and water are connected to the property and drainage to a private sewerage system.

DEVELOPMENT CLAWBACK

The Land is sold subject to a 50% development clawback provision in favour of a previous owner with approximately 14 years unexpired.

VIEWINGS

Viewings are strictly by appointment only. If you have any questions, please contact Samantha Price Watts and Morgan LLP by telephone; 01446 774152 or by email; rural@wattsandmorgan.co.uk

ACCESS

The property is accessed via a right of way via a private lane. The right of way is marked in brown as shown on the attached plan.

TENURE

We are advised that the property is held on a freehold basis with vacant possession upon completion.

WAYLEAVES/EASEMENTS/RIGHTS OF WAY

Llwynrhyddid Farm 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.

SPORTING, TIMBER & MINERAL RIGHTS

The sporting rights, mineral rights and timber are included within the freehold in so far as they are owned.

HEALTH AND SAFETY

Viewers should be careful and vigilant whilst on the land. Neither the seller nor selling agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

PROCEEDS OF CRIME ACTS 2002

Watts and Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report proved necessary maybe preluded from conducting any further work without consent from NCA.













AML

Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

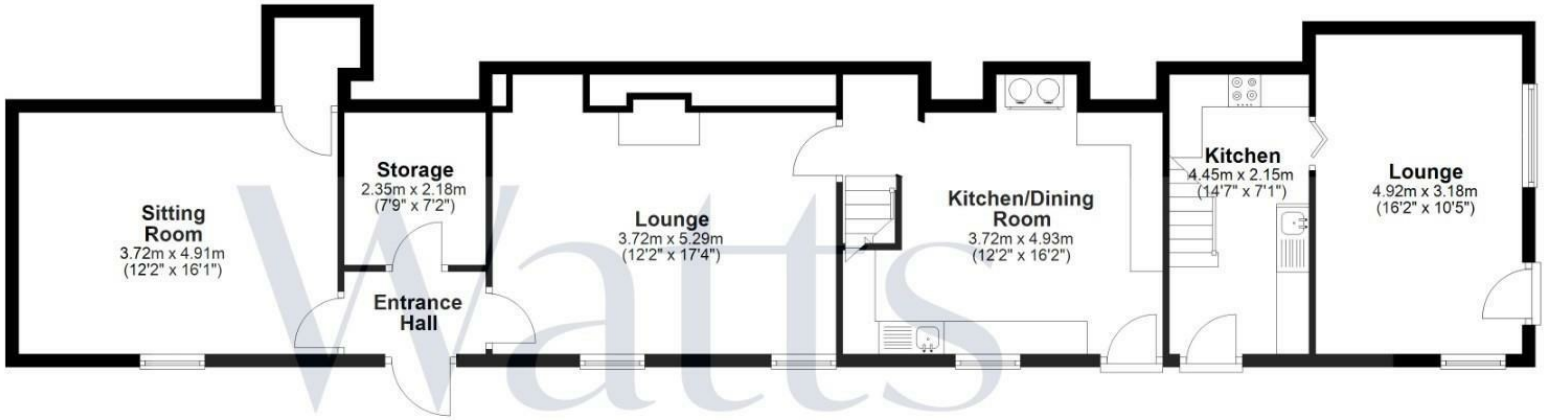
IMPORTANT NOTICE

These particulars are prepared for guidance purposes only and do not constitute, or form any part of an offer or contract. Whilst every effort has been made to ensure the information provided is accurate, the details have been supplied by the seller and should not be relied upon as statements or representations of fact. Neither Watts & Morgan Estate Agents, its employees, nor the seller or landlord makes or gives any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of all details through their own inspections, enquiries and, where appropriate, independent professional advice. All measurements/floorplans and distances are approximate. Services and appliances have not been tested. Photographs, computer-generated images (CGIs) and enhanced images are provided for illustrative purposes only.

AML Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website

Ground Floor

Approx. 97.8 sq. metres (1052.2 sq. feet)

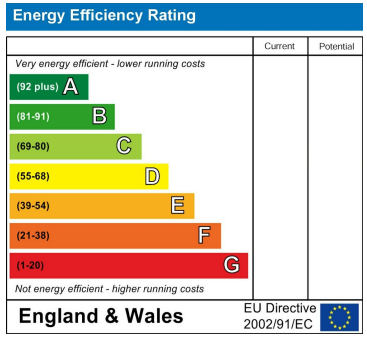


First Floor

Approx. 78.7 sq. metres (847.2 sq. feet)

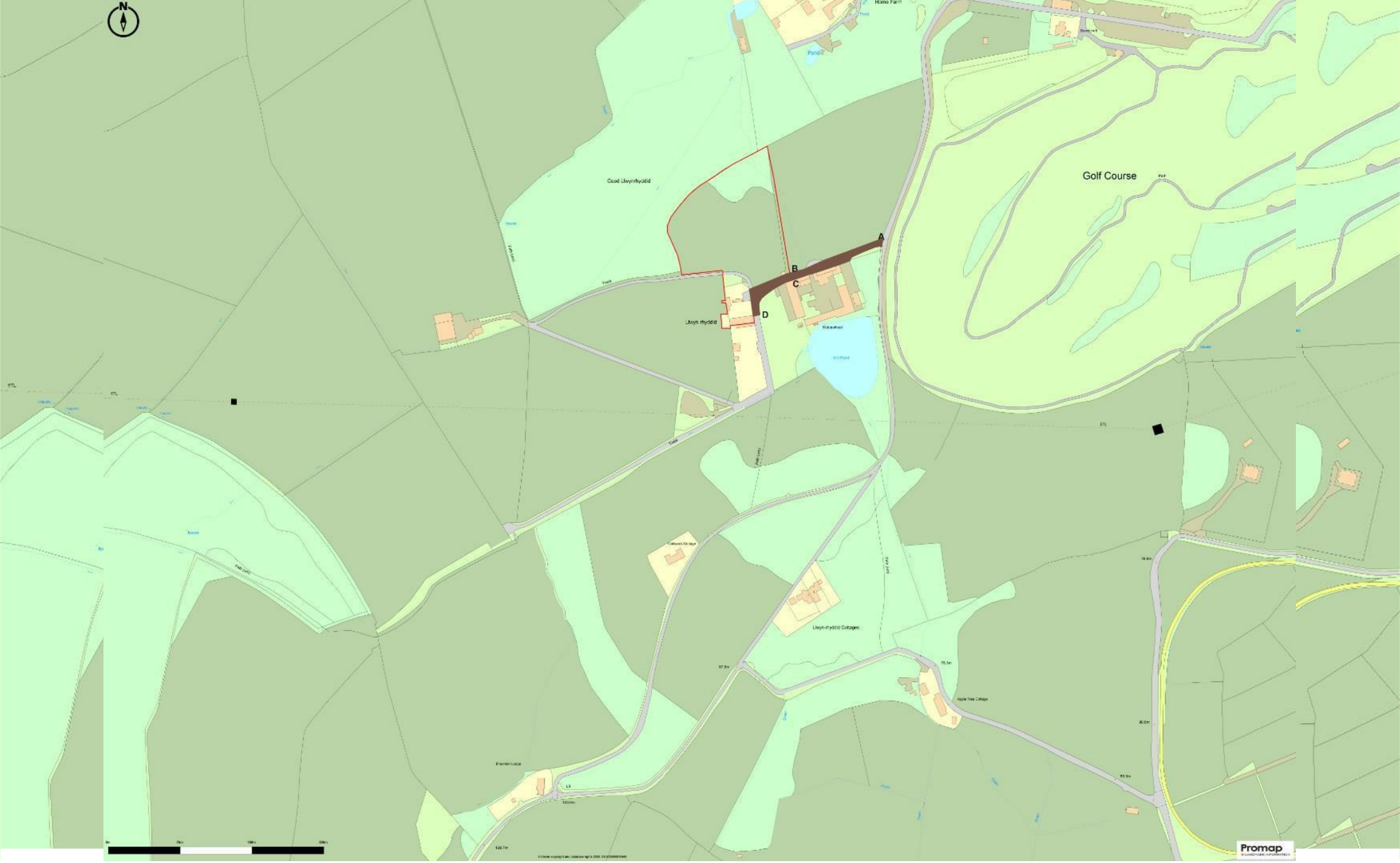


Total area: approx. 176.5 sq. metres (1899.4 sq. feet)



Scan to view property

These particulars are prepared for guidance purposes only and do not constitute, or form any part of an offer or contract. Whilst every effort has been made to ensure the information provided is accurate, the details have been supplied by the seller and should not be relied upon as statements or representations of fact. Neither Watts & Morgan Estate Agents, its employees, nor the seller or landlord makes or gives any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of all details through their own inspections, enquiries and, where appropriate, independent professional advice. All measurements/floorplans and distances are approximate. Services and appliances have not been tested. Photographs, computer-generated images (CGIs) and enhanced images are provided for illustrative purposes only.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on

Watts &Morgan