



- Private Equestrian Yard in Approx. 4 Acres
- Seven Loose Boxes and Five Tack Rooms
 - Manège c. 30m x 25m
 - Two Paddocks
- Bank of Mature Deciduous Woodland

GENERAL AND SITUATION

Approximate Distances:
Aberdare 2½ miles • M4 (Junction 32) 24 miles
Cardiff 26 miles

A purpose built equestrian stable yard set within approx. four acres of paddocks, manège, pasture and woodland, occupying an attractive position on the southern fringe of Bannau Brycheiniog (Brecon Beacons National Park).

We understand the facilities were developed in 2007 and, in more recent years, have been successfully let, generating a useful supplementary income.

The property is situated within a small hamlet close to the village of Hirwaun which provides a range of local amenities including shops, primary school, medical services and sports facilities. There is good access onto the A465 Heads of the Valleys Road, and the nearest station is at Aberdare, which offers regular services to Cardiff and the wider Valley Lines Network. Aberdare also offers a wider range of shopping, supermarkets, leisure facilities and secondary schools.

THE EQUESTRIAN FACILITIES

Access is gained via a shared driveway serving three neighbouring properties leading through a private gated entrance onto a large hard-surfaced yard and parking area.

The principle **Stable Yard** is built of timber under a simulated slate roof with concrete base, light, power and water supplies. It incorporates:

Five Loose Boxes each approx. 11'4 x 10'8 (c. 3.4m x 3.2m) each fitted with rubber matting and auto drinkers

Five Tack Rooms each approx. 10' x 4' (c. 3m x 1.2m)

Manège c. 30m x 25m with sand and rubber surface

Two Additional Loose Boxes each approx. 12'6 x 12' (c. 3.8m x 3.6m) built of timber under box profile roof set on a concrete base.

Adjacent to the parking area is a large concrete base with a power point and connection to a septic tank.

The Land lies on the opposite side of the drive in two paddocks enclosed with stock fencing plus a bank of mature deciduous woodland. Water is supplied to a field trough.

Also included is an **Old Brick Outbuilding** divided into two sections, approx. 9'9 x 9'8 and 9'9 x 8'8 (c. 3m x 3m and 3m x 2.6m) requiring refurbishment.

IN ALL APPROX. 4 ACRES
(About 1.6 Hectares)

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITIES

RHONDDA CYNON TAFF COUNCIL
BANNAU BRYCHEINIOG NATIONAL PARK AUTHORITY

SERVICES

MAINS ELECTRICITY; MAINS WATER

TENURE Freehold

DIRECTIONS

From the A465 Heads of The Valleys Road, turn left towards Llwydcoed Crematorium, continue for just under two miles and turn right into a private road adjacent to a large layby. Go over the small bridge passing the first property on the left, bear left at the fork and the entrance to the stables will be found after 150 yards on the left-hand side.

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RURAL SCENE

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