



## New Farmhouse Cefncoed Lot 1 Cimla, Neath, Neath Port Talbot, SA11

Offers In The Region Of £450,000

- CHOICE AGRICULTURAL HOLDING OF 15 ACRES APPROX
- NEW BUILD FARMHOUSE IN NEED FINALISATION
- 6 BEDROOMS AND 4 BATHROOMS
- PRODUCTIVE PASTURE Paddock AND MATURE WOODLAND
- SET IN WONDERFUL ELEVATED LOCATION WITH SUPERB VIEWS
- 4 RECEPTIONS AND KITCHEN AREA
- EXCELLENT STEEL FRAME AGRICULTURAL BUILDING
- THE PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION



# New Farmhouse Cefncoed Lot 1 Cimla, Neath SA11

## 2HS

An excellent opportunity arises to acquire a choice agricultural holding of approximately 15 acres set in wonderful elevated location commanding superb views over rolling countryside towards Swansea Bay and comprising a new build farmhouse and excellent steel frame building. The accommodation affords: Reception Hall; Lounge; Living Room with multi fuel stove; Kitchen/Breakfast Room; Utility Room; Office; Shower Room. 4 En suite Bedrooms, 2 further Bedrooms and 2 Attic Room. Stone built former farmhouse. Excellent pasture paddock and amenity mature native woodland. Full details to follow..... The property is subject to an Agricultural Occupancy condition and is in need of final works. It will be necessary for the purchaser to connect to an independent electricity supply at Point C on the plan and within 12 months of purchase install their own bore hole to replace the existing water supply.



Council Tax Band: New Build



#### RECEPTION HALL

18'2" x 6'7"

Stairs to galleried landing. Slate tiled floor. Radiator

#### LOUNGE

15'10" x 14'8"

French doors to side elevation with fabulous views.  
Radiator

#### LIVING ROOM

15'10" x 14'8"

Large multi fuel stove with back boiler that serves the heating requirements. Radiator

#### KITCHEN/BREAKFAST

15'11" x 14'9"

French doors to rear garden. Plumbed for range.  
Radiator

#### UTILITY ROOM

14'8" x 14'1"

Radiator

#### SHOWER ROOM

8'3" x 7'1"

Plumbed for shower facilities. Radiator

#### OFFICE

8'4" x 7'2"

Radiator

#### FIRST FLOOR

##### GALLERIED LANDING

18'9" x 13'7"

Staircase to second floor.

##### BEDROOM

14'9" x 12'10"

Radiator

##### EN SUITE

7'10" x 5'1"

Plumbing. Radiator

##### BEDROOM

12'9" x 11'5"

Wood effect laminate floor. Radiator

##### EN SUITE

7'11" x 2'11"

Plumbing for shower facilities.

##### BEDROOM

9'7" x 7'8"

Wood effect laminate floor. Radiator

##### BEDROOM

12'7" x 9'6"

Wood effect laminate floor. Radiator

#### BEDROOM

15'11" x 11'5"

Walk in wardrobe. Wood effect laminate floor. Radiator

#### EN SUITE

9'1" x 2'11"

Plumbing for shower facilities.

#### BATHROOM

7'9" x 7'5"

Freestanding roll top bath. Hand basin. Low level WC.  
Radiator.

#### SECOND FLOOR

##### ATTIC ROOM

16'3" x 13'7"

Wood effect laminate floor. 2 Ceiling skylights. Walk in wardrobe. 2 Radiators.

##### EN SUITE

7'2" x 5'4"

Skylight.

##### ATTIC ROOM

16'4" x 13'1"

Built in wardrobe. 2 Ceiling skylights. Radiator

##### EN SUITE.

7'2" x 5'4"

Ceiling skylight. Radiator

#### OUTSIDE

The property is approached over its own driveway that leads to a spacious courtyard

#### STONE BUILT FORMER COTTAGE

19'8" x 13'1"

#### GENERAL PURPOSE BUILDING

98'5" x 37'9"

A steel frame building

#### LAND

The land extends to 16 acres or thereabouts of productive pasture land and amenity native woodland that surrounds the property

#### GROUND

The house stands in spacious undeveloped grounds.

#### SERVICES

We are advised that the property is connected to mains electric. Private water and drainage

#### TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

#### COUNCIL TAX

The property has not been completed and therefore not been registered for Council Tax.

#### OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

#### VIEWING

By appointment with Morgan Carpenter 01558 821269

#### NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

#### PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

#### WEBSITE

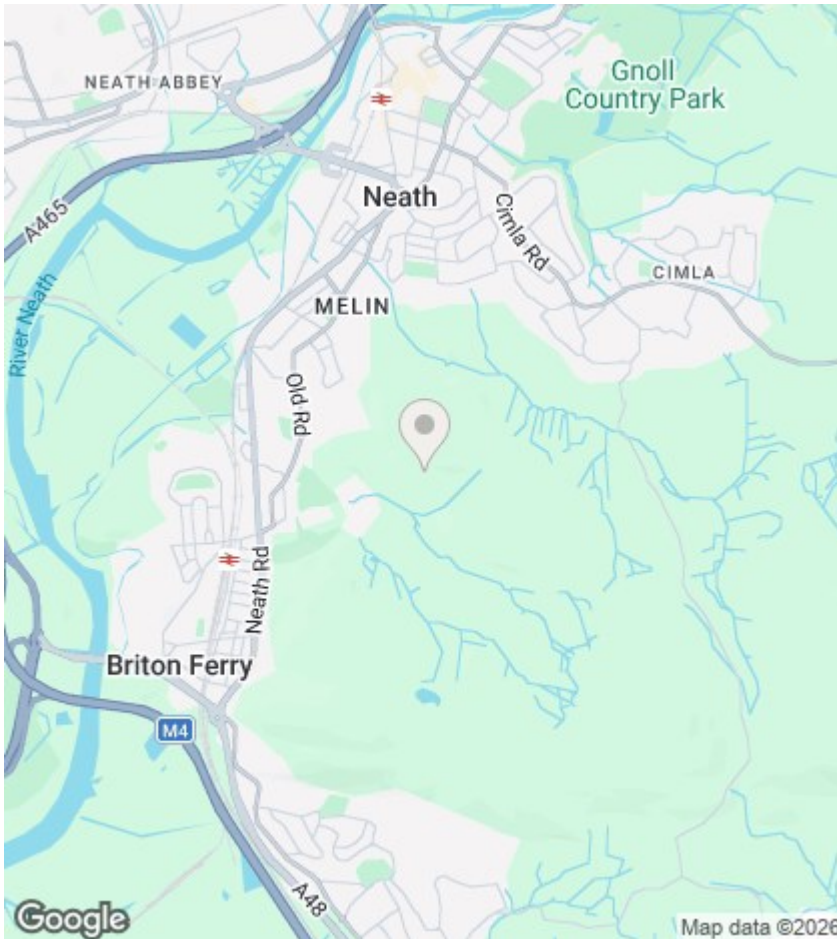
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## Directions

## Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

