

NEW PRICE



Cwmdu Farm, Penygarn Road, Tycroes SA18 3PN

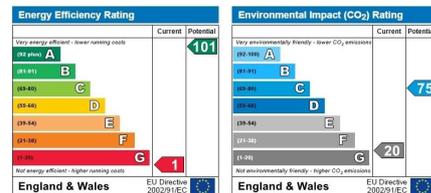
Offers in the region of £600,000

EER: 1 EIR: 20

54 Acre (tbc) Farm With Enormous Potential

Requires Work

Derelict Cottage Potential Business Opportunity or Self Contained Annexe (stpp)



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DESCRIPTION

An opportunity has arisen to purchase a 54 acre farm (tbc) situated in a rural location with fabulous countryside views on the outskirts of the village of Tycroes. This property has enormous potential to develop and would lend itself to a purchaser acquiring a farm, there is income potential for holiday lets subject to planning permission, a family or extended family that requires self contained accommodation or someone interested in running a business e.g. garden nursery, kennels or a potential equestrian centre. There are various outbuildings to include a cottage in need of renovation, some attached outbuildings could be converted to residential use (stpp) and land that surrounds the property which is approached via a private unmade lane with no near neighbours but not too isolated from the required amenities. The property is 1.1 miles from the village which offers good basic amenities also easy access to the M4 motorway via junction 49 at Pont Abraham. Internal viewing is highly recommended. There is no upper chain to this property.

LOUNGE

Approached via a double glazed door, timbers to ceiling, double panel radiator, dado rail, wall light connections.

KITCHEN

16'2 x 11'9 (4.93m x 3.58m)
Double glazed bay window to front, fitted with a range of wall and base units, 1/½ bowl sink unit and draining board, electric hob and oven with extractor fan over, part tiled walls, timbers to ceiling, double panel radiator.

UTILITY ROOM

Double glazed window to front, double panel radiator, fitted with base units, stairs to first floor.

REAR PORCH

Window to rear.

EXTENSION AREA

RECEPTION 1

Door and window to rear.

RECEPTION 2

Window to side.

RECEPTION 3

Window to rear.

FIRST FLOOR LANDING

Dual aspect single windows with views, single panel radiator, leading to rear landing, two double glazed windows to rear, two single panel radiators, walk in airing cupboard with radiator.

BEDROOM 1

Double glazed window to front, single panel radiator, wash hand basin in vanity unit.

BEDROOM 2

Double glazed window to front, single panel radiator, wash hand basin in vanity unit, fitted wardrobes.

BEDROOM 3

Double glazed window to front, single panel radiator, wash hand basin in vanity unit.

BATHROOM

Double glazed window to rear, p-shaped panel bath with shower over, WC, wash hand basin in vanity unit, walls tiled to ceiling, double panel radiator.

LAND

The property is approached via a private unmade lane. The land surrounds the property with no near neighbours and amounts to approx 54 acres (tbc) of gently sloping fields and lovely views.

EXTERNALLY

Various outbuilding to include a **COTTAGE**, in need of complete renovation, attached **GARAGE - 34'10 x 19'10**, **PIG BUILDING - 48'11 x 11'0** with 6 pens, outside WC, **MILKING**

PARLOUR - 59'1 x 43'8,
BARN - 58'6 x 20'6, **COW SHED - 31'8 x 28'11**,
STORAGE SHED - 14'2 x 13'8, **GARAGE, LARGE GREENHOUSE - 105' x 20'8 (approx).**

SERVICES

Service to be confirmed.

VIEWING

By appointment with the selling Agents on 01269 592401 or e-mail ammanford@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Ammanford Office, proceed to the traffic lights and turn right onto Wind Street. Continue straight through the mini roundabout onto the village of Penybanc and onto Tycroes. On reaching Tycroes Square, take the second left-hand turning onto Penygarn Road. At this point the property is 1.1 mile from here so continue along this road passing a residential area and follow the left-hand bend onto the country lane and continue up the hill. Proceed around a sharp right hand bend and follow the road until reaching the John Francis for sale board located on the left hand side. Please do not open the gates until a member of staff accompanies the viewing.