
Farm View Tysswg Lane
Tredegar, NP22 5BJ
Watts
&Morgan



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Tredegar, NP22 5BJ

£385,000 Freehold

3 Bedrooms | 1 Bathrooms | 3 Reception Rooms

Farm View is a three-bedroom bungalow in need of modernisation but occupying an elevated position within approximately 0.80 acres of private grounds. Its commanding setting affords outstanding, uninterrupted views across the surrounding mountains and the prime farmland of the valley below, creating a wonderful sense of space, privacy and connection with the landscape.

Situated on the outskirts of Abertysswg, Farm View combines a peaceful rural outlook with convenient access to everyday amenities. This characterful South Wales Valleys village lies to the east of Pontlottyn and south-east of Rhymney, with Merthyr Tydfil the nearest major town. The Rhymney River runs just west of the village, while the dramatic slopes of Twyn Cornicyll and Coed Cefn Rhychdir form an attractive backdrop to the south.

With roots dating from the development of Abertysswg Colliery at the close of the nineteenth century, the village retains a proud sense of local heritage. Schools, shops and places to eat are all within easy reach, while excellent access to the upgraded A465 makes Farm View particularly well placed for commuters seeking an exceptional countryside setting without compromising on connectivity.

Directions

Merthyr Tydfil Town Centre – 8.5 miles

Cardiff City Centre – 31.0 miles

M4 Motorway Junction 32 – 20.4 miles

Your local office: Cowbridge
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Summary of Accommodation

ABOUT THE PROPERTY

The accommodation is approached via an entrance porch opening into a welcoming hallway, which leads through to two generously proportioned reception rooms arranged in an attractive open-plan configuration. A solid-fuel stove provides a characterful focal point and enhances the warm, inviting ambience of the living space. The kitchen offers ample scope for a comprehensive range of fitted storage, together with space for the usual appliances. To the rear, a substantial and versatile conservatory provides an excellent additional living area, comfortably accommodating both sitting and dining furniture while making the most of the far-reaching views across the open countryside.

The bathroom is appointed with a three-piece suite comprising a wash hand basin, bath and separate shower enclosure, with an adjoining WC. The sleeping accommodation comprises a generous principal double bedroom, a second double bedroom and a single bedroom with built-in wardrobes. While the property would now benefit from modernisation, it presents an exciting opportunity for purchasers to create a bespoke home tailored to their individual tastes and requirements, subject to obtaining any necessary planning permissions and consents.

GARDENS AND GROUNDS

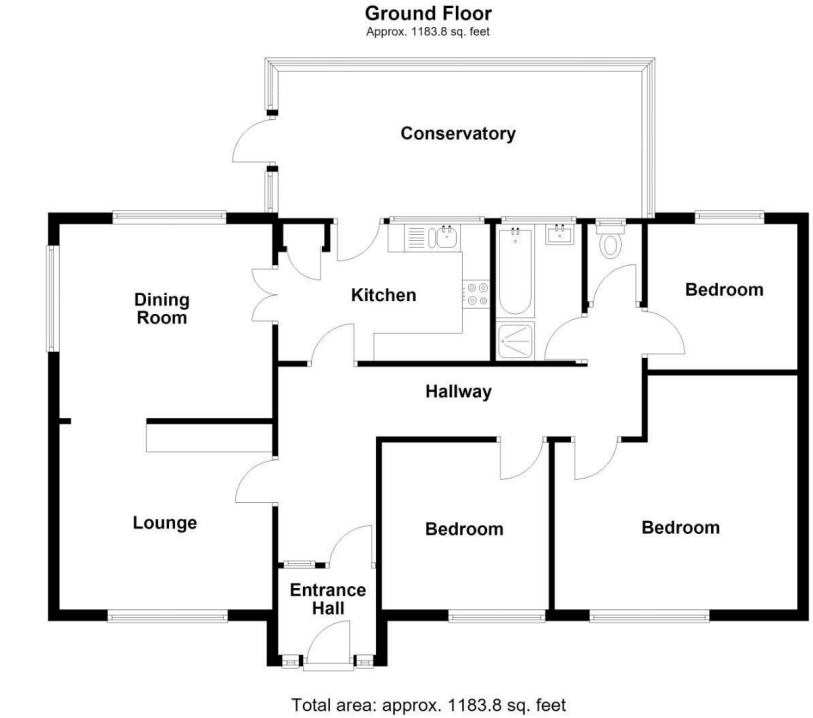
Farm View occupies approximately 0.80 acres of private grounds, offering ample off-road parking and the remains of a former double garage. The generous plot provides considerable scope for imaginative landscaping and, subject to obtaining all necessary planning permissions and consents, may also offer potential for the redevelopment or enhancement of the existing dwelling and its surrounding land.

DEVELOPMENT CLAWBACK

Farm View is offered for sale subject to a development clawback. The existing structure is exempt; however, any future redevelopment of the property for anything other than garden land will be subject to a 25% clawback for a period of 25 years.

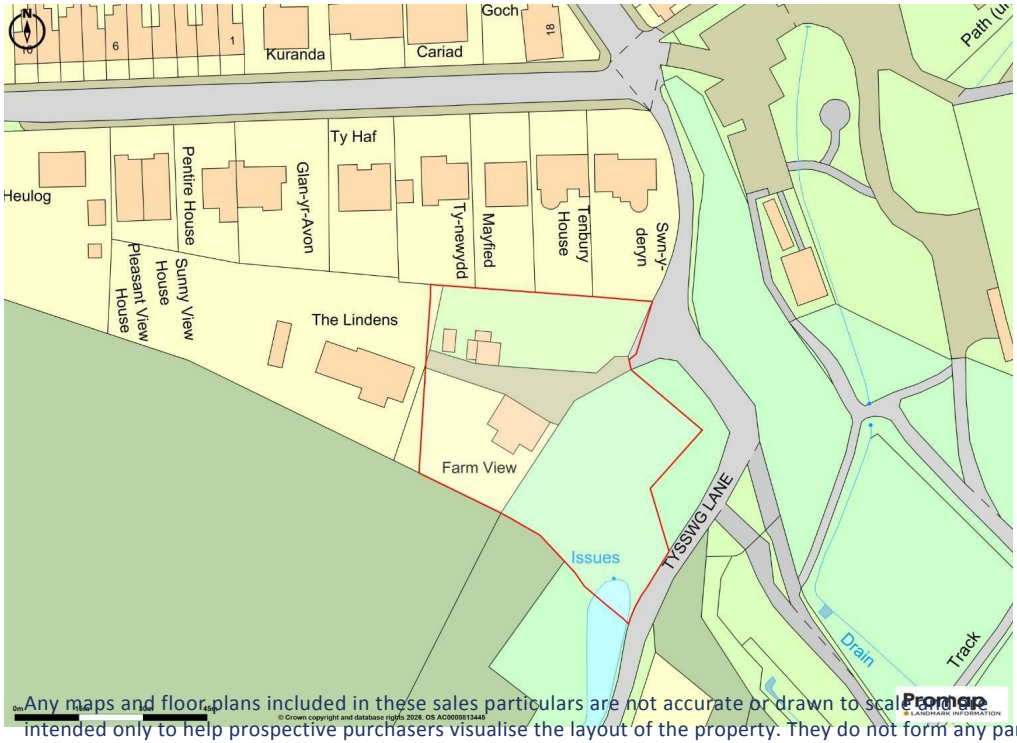
HEALTH AND SAFETY

Viewers should be careful and vigilant whilst on the land and within the property. 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.

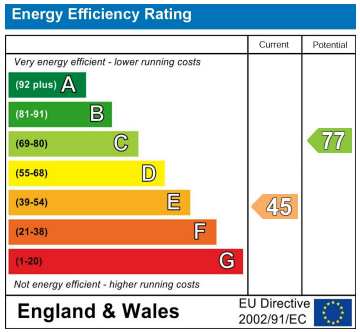


Total area: approx. 1183.8 sq. feet





Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Scan to view property

WAYLEAVES/EASEMENTS/RIGHTS OF WAY

Farm View, 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.

ADDITIONAL INFORMATION

Freehold. Mains electric and mains water supply, with LPG heating. Council Tax Band 'D'. Caerphilly County Borough Council. There is mains drainage. The Property has had solar panels installed by a previous owner in 2012, these have not been utilised within the current ownership.

PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded 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.



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