

**Cwm Farm, Dare Valley Country Park,  
Aberdare, Rhondda Cynon Taff CF44 7PT**

**Guide Price £310,000 (The whole) - £210,000 (House only)**



**A traditional style farm house set in an attractive elevated position in the Dare Valley Country Park, enjoying distant rural views. Accommodation briefly comprises of entrance hall, living room, dining/sitting room, kitchen/breakfast room, rear hall and porch. On the first floor, three double bedrooms and a shower room. Attached stone barn with full **PLANNING PERMISSION** for conversion to a three bedroom dwelling. Off road parking. Garden space. Outbuildings.**

### **BRIEF DESCRIPTION**

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### **SITUATION**

The property is set in the Dare Valley Country Park, a wonderful landscape of walks, trails, cycle routes and bridle paths with a wide array of nature. A short distance from the town centre, which offers most of the national high street brands one would expect from a centre. Aberdare offers a railway station with links to Cardiff and other major centres beyond, schools, churches and a hospital. The larger regional centre of Merthyr Tydfil, and the capital city, Cardiff, are easily accessed via main road links.

### **ACCOMMODATION**

Fitted carpets, as seen, are included in the guide price. The accommodation, with approximate room sizes, briefly comprises:

Access to the property is gained via a uPVC door with double glazed lead effect insert. Outside light. Door leading through to:

#### **Entrance Hall**

Solid tiled floor. Central ceiling light point set into a smooth plastered ceiling. Straight flight of stairs with fitted carpet leading to the first floor landing. Doors off to the living room and dining room.

#### **Living Room 5.49m x 4.68m (18'0" x 15'4")**

Good size principal reception room which benefits from a large front facing uPVC double glazed window with distant views over undulating rural and mountainous countryside. A very pleasant outlook. A feature of the room is a wood burning stove set upon a stone hearth. The room is large enough to accommodate a living and dining area and has two central ceiling light points. Wood flooring. Door off to the kitchen / breakfast room.

#### **Dining Room 3.47m x 4.54m (11'5" x 14'11")**

Another good size and versatile reception room which could be a second sitting room or a family dining room. Good size uPVC double glazed front facing window with the same distant views as the living room. Central ceiling light point set into a smooth plastered ceiling. Wood effect flooring.

#### **Kitchen / Breakfast Room 1.85m x 4.57m (6'1" x 15'0")**

The kitchen is fitted with a matching range of base cupboard and wall units finished in white with a food preparation surface over. Inset stainless steel sink and draining board with taps over. Ceramic tiled splash back around the food preparation surfaces. Ceramic tiled floor. Oil-fired central heating boiler. Four ring electric hob. Space for a small breakfast table and chairs arrangement. Rear facing uPVC double glazed window. Plumbing in place for a washing machine and dishwasher. Timber door with multi-paned insert leading out to the rear hall.

#### **Rear Hall**

uPVC stable-style door with brass fittings and obscured double glazed insert to the rear porch. Ceramic tiled floor. Side facing double glazed window. Stable door leads through to the rear porch.

#### **Rear Porch 1.45m x 2.76m (4'9" x 9'1")**

Ceramic tiled floor. Part brick, part timber framed construction with a large rear facing glazed wall and a mono pitched roof. Plumbing in place for a tap and provides a useful utility area.

### **FIRST FLOOR**

#### **Landing**

Separated into two rooms and has a fitted carpet. Smooth plastered ceiling with ceiling light points. Loft access hatch. Two rear facing uPVC double glazed windows. Door to a large integral airing cupboard fitted with insulated hot water tank and a good degree of slatted shelving. Doors leading off the landing to bedrooms (1), (2), (3) and the family shower room.

#### **Bedroom (1) 3.37m x 4.71m (11'1" x 15'5")**

Good size double bedroom easily large enough to accommodate a double bed and a good range of bedroom furniture. Exposed wooden boards to the floor. Front facing uPVC double glazed window offering distant outstanding views. Central ceiling light point set into the smooth plastered ceiling.



**Bedroom (2) 2.98m x 5.72m (to 3.69m) (9'9" x 18'9" (to 12'1"))**

Another good size double bedroom comfortably accommodating a double bed and a good range of furniture including an area for a desk or make-up table. Two front facing uPVC double glazed windows provide the attractive distant views. Exposed wooden boards to the floor. Central ceiling light point set into the smooth plastered ceiling.

**Bedroom (3) 2.34m x 3.69m (7'8" x 12'1")**

This third bedroom is the smallest but is still a comfortable double which could accommodate a double bed and furniture. Central ceiling light point set into the smooth plastered ceiling and a side facing uPVC double glazed window.

**Shower Room 2.14m x 2.32m (7'0" x 7'7")**

Fitted with a white suite with chrome fittings comprising of a low level w.c., pedestal wash basin and a separate shower with a curtain. Wall mounted MX Inspiration shower. Walls are tiled to half height around the w.c., and wash basin and to full height around the shower. Tiled floor. Rear facing uPVC double glazed window with obscured glazing. Central ceiling light point.

**Old Kitchen 2.61m x 4.34m (8'7" x 14'3")**

A good size former kitchen attached to the property to the rear which is currently used as a store but which could be incorporated back into the property.

**OUTSIDE**

The property is approached over a tarmac driveway leading to a courtyard with off road parking for a number of vehicles. The driveway is flanked by a good size area of lawn and bordered with very mature dense coniferous trees providing a good screen from the road. The property enjoys fantastic views to the front with visibility on a good day ranging for many miles. The tarmac driveway extends to the rear of the property and provides access to an agricultural portal-framed shed with measurements of approximately **6.6m x 13.49m** - it has four bays, open fronted to the property elevation and is clad with corrugated metal sheeting under a pitched roof.

Lawned gardens enclosed by post and wire fencing to the rear side and front of the property accessed via bolted cattle proof gates.

**PLANNING**

Attached to the property is a stone built former agricultural barn of good proportions, which is Listed. The barn has Full Planning Permission for conversion into a three bedroom dwelling, registered under with the Rhondda Cynon Taff Planning department under reference **10/0796/10**.

The proposed dwelling will briefly comprise of entrance hall, kitchen/breakfast room, living room, cloakroom, three bedrooms and a family bathroom.

Further details, plans and supplementary documentation can be obtained from Watts and Morgan.

**SERVICES**

Oil central heating. Drainage to cesspit. Mains water and electric.

**COUNCIL TAX BAND**

The farm house is Band E. The barn is to be confirmed.

**TENURE**

Freehold.

**LOTING**

The property is available for sale either as a whole at a guide price of £310,000 or the house only with immediate curtilage may be available at a guide price of £210,000.

**DIRECTIONS**

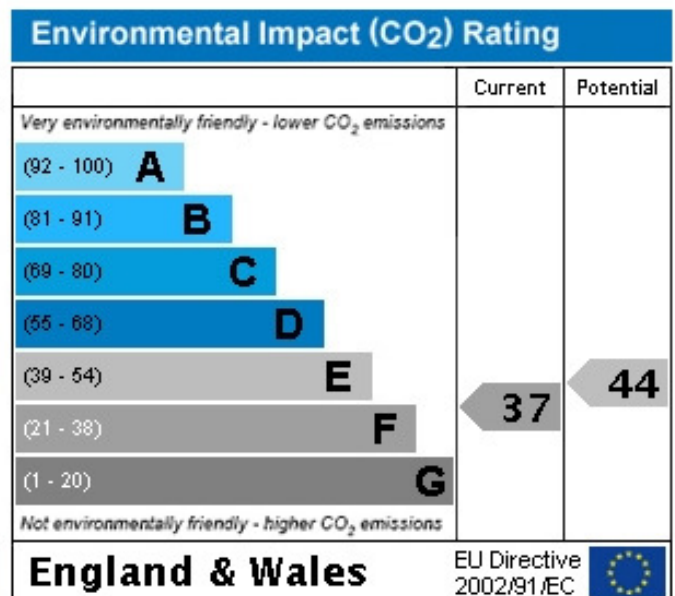
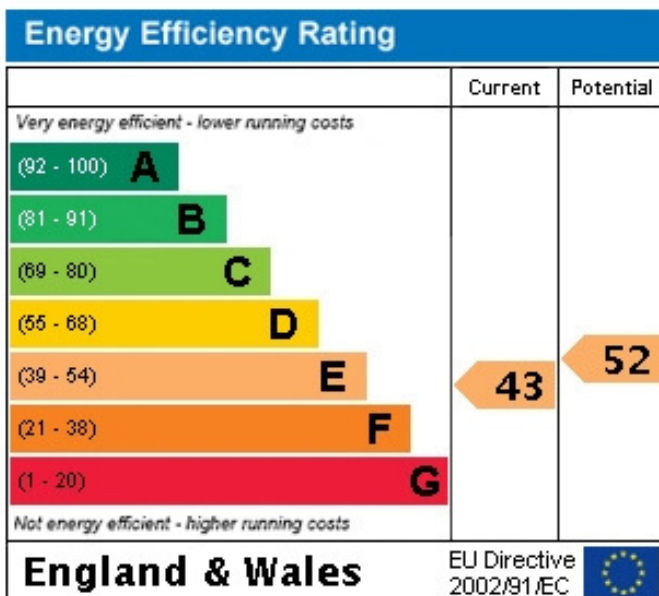
From Aberdare town centre, enter the one-way system through the shopping area, travelling along Victoria Street, and exit to the South onto Monk Street. Travel up this street, noticing signs for the Dare Valley Country Park. Take the third right hand turn onto unity street (signposted for the park), then left. At the sign welcoming you to the Country Park, turn right onto the long straight road and Cwm Farm will be found on your right hand side.

**VIEWINGS**

Strictly by appointment with the selling Agents at their Cowbridge Office. **Telephone Number (01446) 773500.**

**WCP-02571 - 11.11 - MMW/PJ**

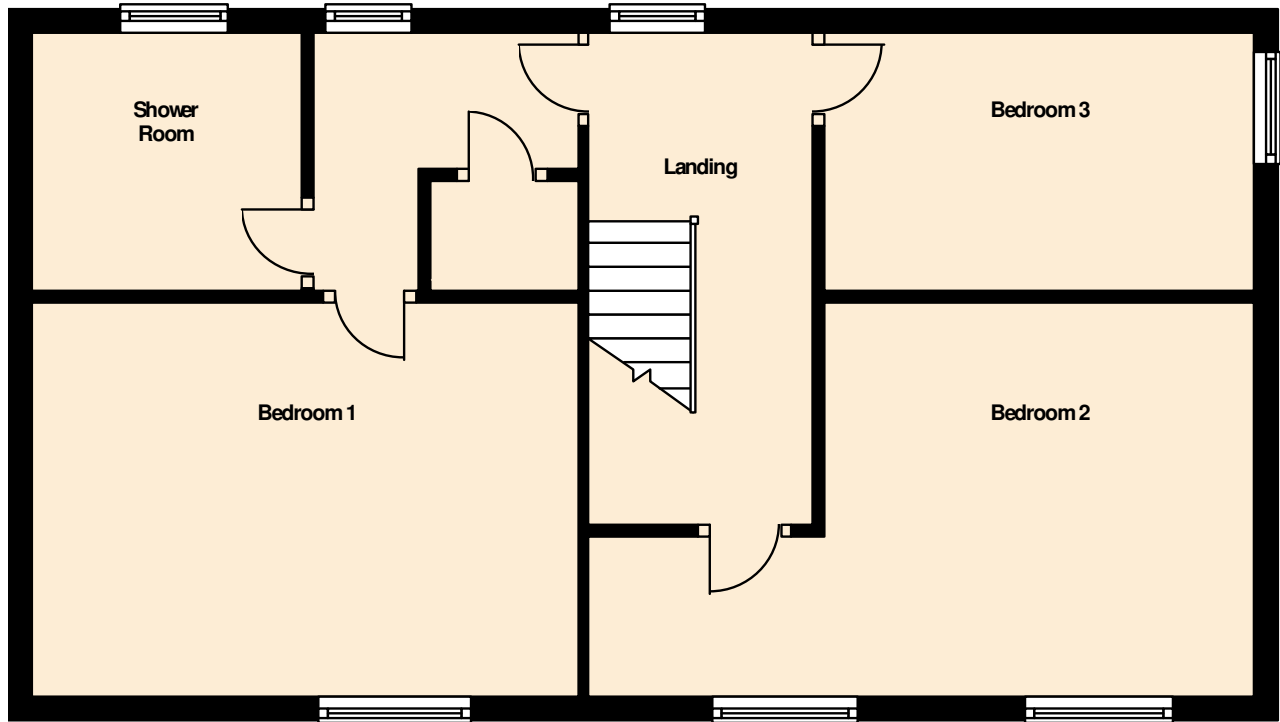




# Floor Plans

## First Floor

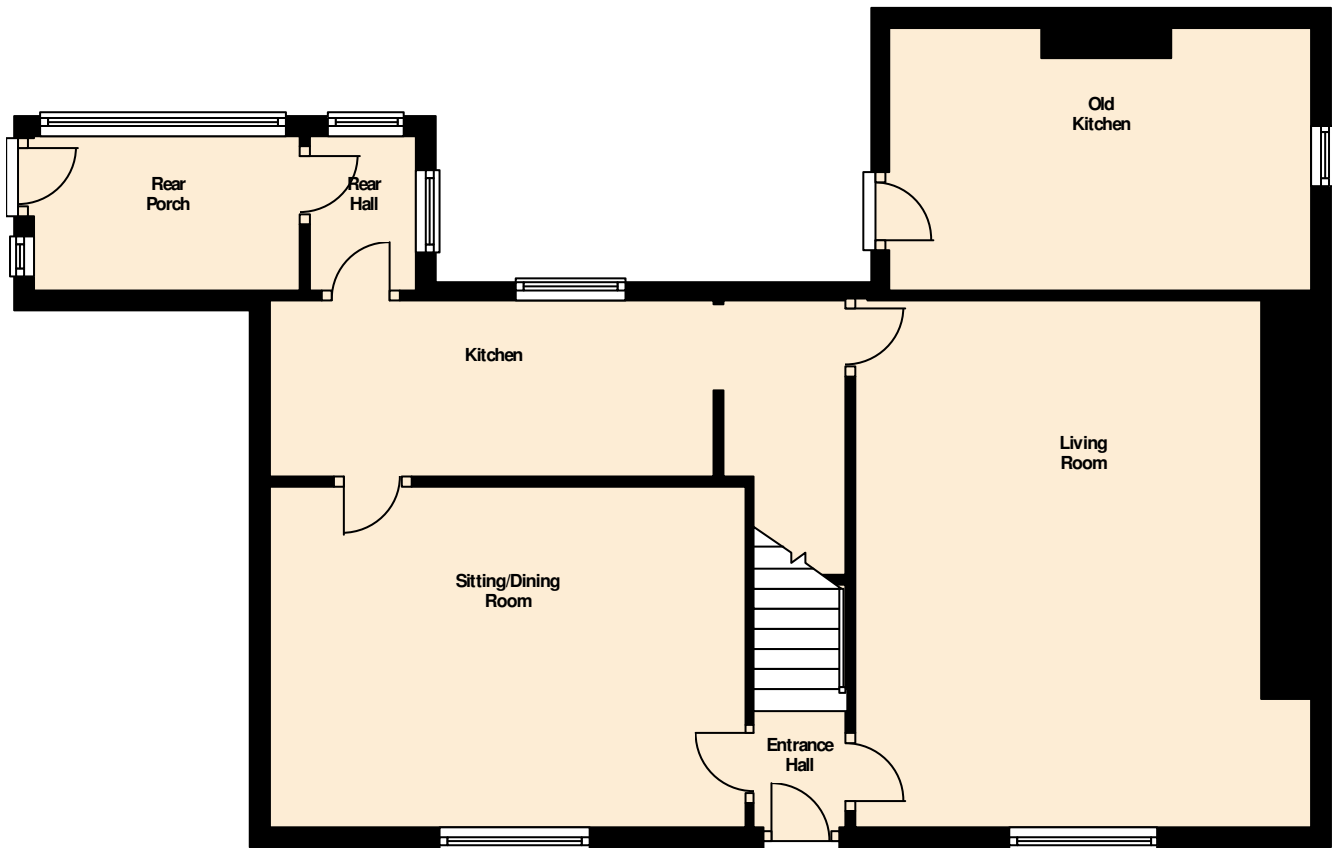
Approx. 57.9 sq. metres (623.1 sq. feet)



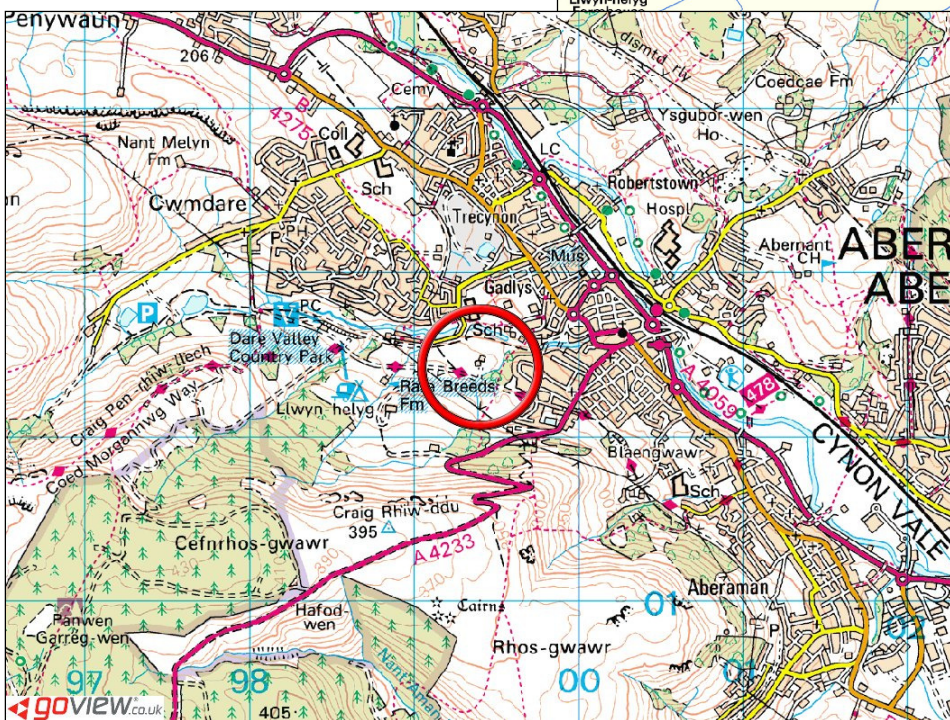
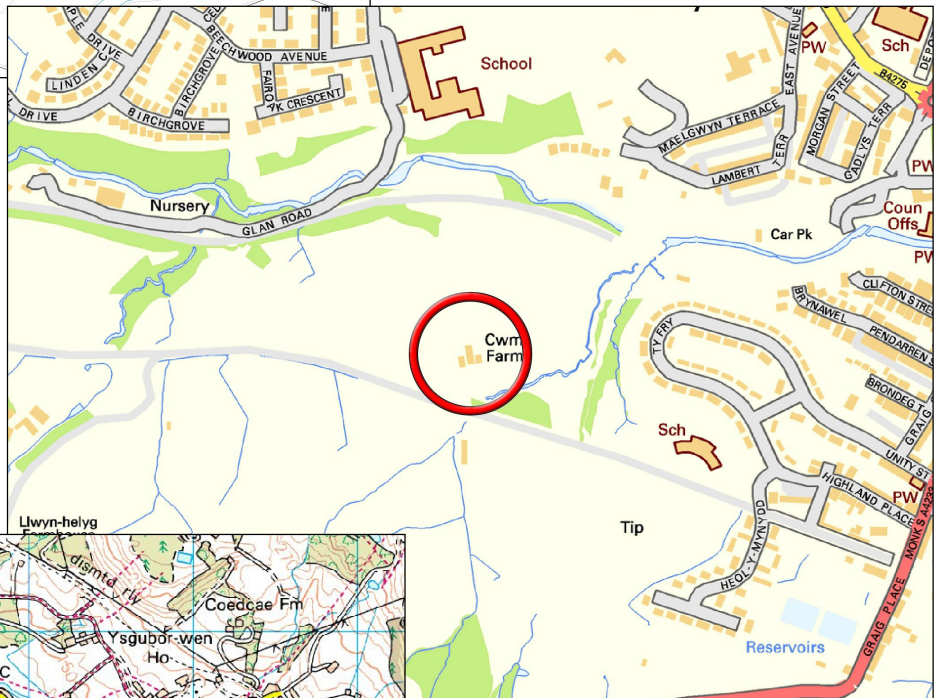
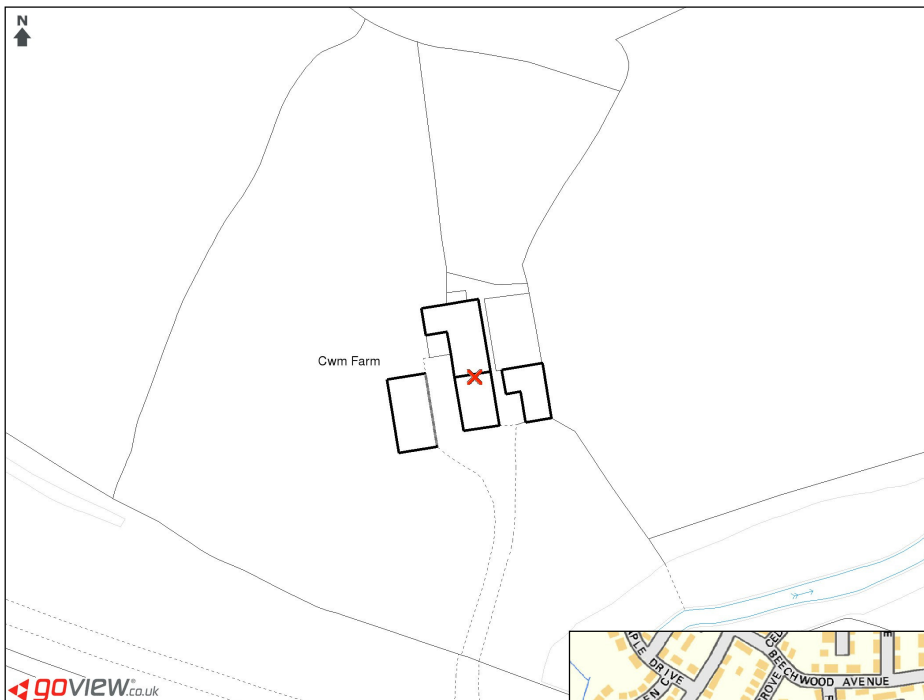
**These floor plans are not drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. Due to the nature of the construction the walls will be of varying thickness. The plans do not form part of any contract.**

## Ground Floor

Approx. 74.1 sq. metres (797.5 sq. feet)



# Maps



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