

# Brickyard Farm Mount Road

Rhigos, Aberdare, CF44 9RJ

Asking Price £650,000

HARRIS & BIRT



## 23.84 Acres of Land

An excellent opportunity to purchase a tradition farmhouse with 23.84 acres of agricultural land. The smallholding is located close to the Heads of the Valleys Road and sits just south of the boundary of the Brecon Beacons National Park, boasting stunning countryside views.

This wells presented semi-detached house offers a perfect blend of comfort and countryside living. Spanning an impressive 1,405 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. With three well-proportioned bedrooms, it provides ample space for families or those seeking a peaceful retreat. Further benefits include a utility room and shower room to the ground floor and a spacious first floor bathroom.

The 23.84 acres of agricultural land that accompanies it, presenting a unique opportunity for those with a passion for farming or equestrian pursuits. The presence of an outbuilding, which can be utilised as a stable, further enhances the appeal for animal lovers or hobbyists.

The property has access to local amenities and transport links, making it an ideal choice for commuters. The property is offered with no onward chain, allowing for a smooth and straightforward purchase process.

This residence is not just a house; it is a lifestyle opportunity, combining the tranquillity of rural living with the convenience of modern amenities. Whether you are looking to settle down in a serene environment or seeking a property with potential for agricultural use.

- Traditional Three Bedroom Farmhouse with Outbuilding/Stables
- Renewable Energy Potential
- Separate Highway Gated Access to Pasture Land
- No Onward Chain.
- 23.84 Acres of Agricultural Land
- Off Road Parking
- Good Transport Access to the Heads Of The Valley Road
- EPC - D

## Accommodation

### Ground Floor

#### Entrance Hall

Entered via a composite, obscure double glazed door with obscure double glazed top section, carpeted floor and stairs leading to the first floor, coving, pendant light fitting. Partial wood panelled and glazed doors leading to:

#### Dining Room 16'3 x 10'2 (4.95m x 3.10m)

Fitted carpet, skirting boards, brick fire surround and hearth, coving, ceiling rose with pendant light fitting, UPVC double glazed window to the front aspect.

#### Living Room 15'3 x 12'6 (4.65m x 3.81m)

Carpeted floor, skirting boards, coving, period style gas fire with hearth and surround, wall mounted lighting either side of the fireplace, ceiling rose with pendant light fitting, UPVC double glazed window to the front aspect. Partial wood panelled and glazed door leading to:

#### Inner Hallway 8'11 x 9'11 (2.72m x 3.02m)

Tiled floor, partial tiled walls, understairs storage cupboard, inset ceiling lights, composite obscure double stable door to the side aspect. Doors leading to:

#### Kitchen 10'6 x 12'1 (3.20m x 3.68m)

Tiled floor. Skirting boards. A range of floor and wall units, wooden worktop with a Belfast sink and mixer tap as well as complementary laminate worktop to the adjacent side of the kitchen. Space for a range style cooker, integrated fridge, integrated freezer, space and plumbing for a dishwasher, tiled splashback, wall mounted and inset ceiling lighting, UPVC double glazed window to the rear aspect.

#### Utility Room 5'10 x 5'2 (1.78m x 1.57m)

Tiled floor, skirting boards, worktop, space and plumbing for a washing machine, space for a tumble drier, wall mounted boiler, wall mounted units, UPVC obscure double glazed window to the rear aspect.

#### Shower Room 5'11 x 7'8 (1.80m x 2.34m)

Tiled floor, partial marble affect wall panelling, low level WC, pedestal wash hand basin with chrome mixer tap over, walk in shower cubicle with glass shower door and mains shower over, UPVC obscure double glazed window to the rear aspect.

### First Floor

#### Landing 16'11 x 3'1 (5.16m x 0.94m)

Partial fitted carpet and wood floor boards, cluster ceiling light fitting and a pendant light fitting, wood panelled doors leading to:

#### Bedroom One 15'3 x 16'2 (4.65m x 4.93m)

Fitted carpet, skirting boards, ceiling rose with pendant light fitting, two UPVC double glazed windows to the front aspect.

#### Bedroom Two 15'2 x 10'0 (4.62m x 3.05m )

Fitted carpet, skirting boards, ceiling rose with pendant light fitting, UPVC double glazed windows to the front and side aspects.

#### Bedroom Three 10'1 x 13'0 (3.07m x 3.96m)

Wood floorboards, skirting boards, pendant light fitting, access hatch to the loft space, UPVC double glazed window to the rear aspect.

#### Bathroom 10'0 x 9'4 (3.05m x 2.84m)

Vinyl flooring, skirting boards, partial tongue and groove wood panelled walls, built in cupboard, low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, inset ceiling light, UPVC double glazed window to the rear aspect.

### Outside

#### Gardens

Private and secluded garden mainly laid to lawn. Patio area. Private via mature hedging.

#### Land

Gently sloping pasture. Land grade 4 and 5. The boundaries are enclosed by traditional sheep wire fencing. Split into useful parcels. Five bar gated access from the adopted highway.

#### Services

Mains gas, mains electricity, Mains water, Foul drainage to cesspit.

#### Tenure

The property is held on a single Freehold Title WA638989

#### Wayleaves, Easements & Right of Way

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way in existence. The land is subject to National Grid rights in respect of the electricity transmission apparatus crossing the property,

including rights of access to the transmission, maintenance and repair. Further details are available upon request and will be provided during the conveyancing process. We understand that an annual wayleave payment is received in respect of the electricity transmission apparatus crossing the land. Interested parties should make their own enquiries to verify the nature and amount of any such payment.

#### Plans, Areas & Schedules

Any plans have been prepared to the foremost accuracy based on Land Registry plans. Any plans within these particulars are published for illustrative purposes. The accuracy of such plans are not guaranteed.

#### Boundaries

A purchaser shall and will be deemed to have full knowledge of all boundaries. Neither the vendor or selling agents will be responsible for defining said boundaries or the ownership thereof.

#### Health & Safety

Due to the nature of the property, neither the agent nor the seller are responsible for the safety of those viewing. All those viewing the property do so at their own risk.

#### Disputes

Should a dispute arise as to the boundaries or any point referenced in the General Remarks, Stipulation, Schedule, Plan within the Particulars of Sale, the question will be referred to the arbitrator specified by selling agents, whose decision acting as expert shall be final.

#### Anti Money Laundering

As part of our obligations under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documentation required.

#### Directions

Travel north on the A470, At Abercynon Roundabout, take the 2nd exit and stay on A470, At Abercanaid Roundabout, take the 2nd exit and stay on A470, At Rhyd-y-Car Roundabout, take the 1st exit onto the Heads of the Valleys Road/A465 slip road to Neath, Merge onto Heads of the Valleys Road/A465, Take the exit towards Rhigos Road/A4061, At the roundabout, take the 1st exit onto Rhigos Road/A4061, At the roundabout, continue straight onto Rhigos Road, Sharp left onto Mount Rd Destination will be on the right.





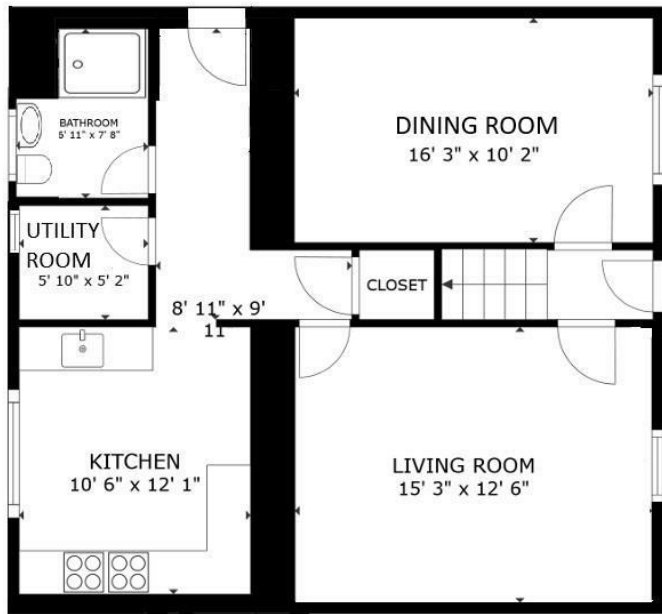




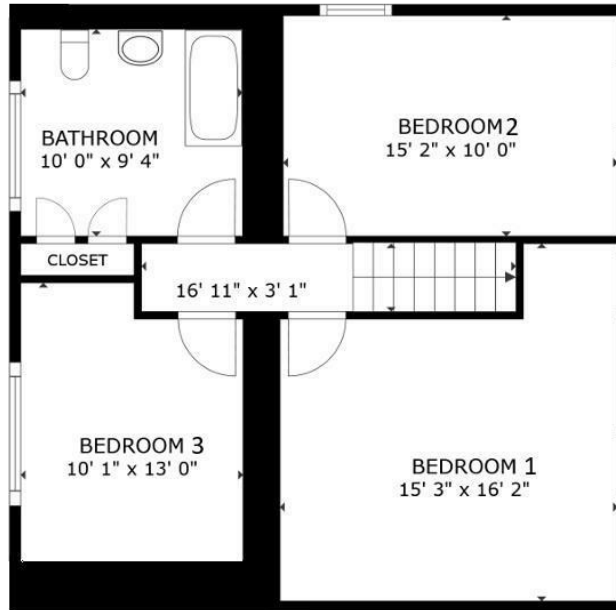
100 m

200 m

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FLOOR 1



FLOOR 2

**HARRIS & BIRT**

GROSS INTERNAL AREA  
 FLOOR 1 713 sq.ft. FLOOR 2 692 sq.ft.  
 TOTAL : 1,405 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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