



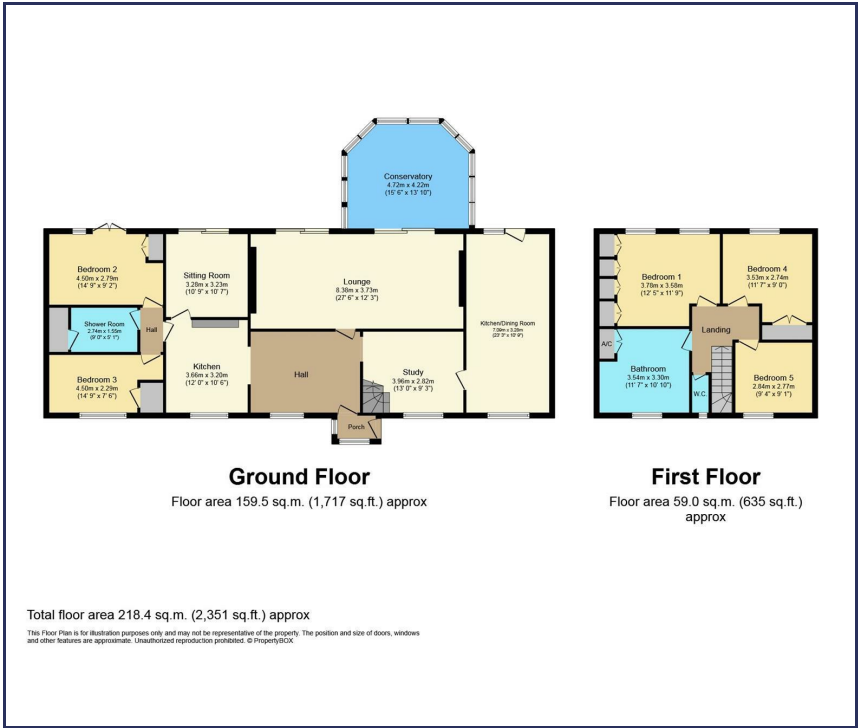
Bryn Coch, Tydu Road, Treharris, CF46 6PH
Offers Around £700,000

BRINSONS

Rare opportunity to purchase this mixed-use property that provides versatile accommodation with future potential for investor or owner occupier.

- The property comprises a detached 5 bed residential property offering the potential for two generation family living or additional income, outbuildings including purpose-built kennel blocks and a substantial rear garden.
- The total site extends to circa 0.75 acres (0.30 ha) which includes a sloping garden at the rear enclosed by mature trees and hedgerows.
- There is a substantial detached kennel block benefitting from electric and water which includes an enclosed run and additional storage. The buildings offer future potential for conversion to provide further business opportunities subject to obtaining the necessary planning consents.
- Approached via a gated tarmacadam driveway with ample car parking, turning area and access directly to the kennel block at the rear via an adjacent roadway.
- The site is located in a quiet and semi-rural position off Tydu Road in Nelson with far reaching views of the surrounding valley.
- EPC Band: E (44). FREEHOLD. COUNCIL TAX BAND E.

- LARGE EX FARMHOUSE
 - 5 BEDROOMS
 - 2 KITCHENS
 - OUTBUILDINGS TO REAR
 - 0.75 ACRE PLOT
- GREAT FOR TWO GENERATIONS
 - 3 RECEPTION ROOMS
 - PLENTY OF PARKING
 - SUPERB VIEWS
 - EPC E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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