

BR3958TP/011025

FOR SALE TY UCHAF LOWER FARM STANLEYTOWN ASKING PRICE £ 599,950



MAIN FEATURES

SMALLHOLDING CIRCA 6 ACRES
COMPRISING A MODERN & SPACIOUS
(2011 BUILT) DETACHED HOUSE
VARIOUS OUTBUILDINGS
INCLUDING A STABLE BLOCK & BARN
ANIMAL FEED STORE
DOG KENNELS & CHICKEN RUN
ALLOTMENT WITH GREENHOUSE
FREEHOLD ALL MAINS SERVICES GCH & DG
CURRENT & VALID
AGRICULTURAL LIVESTOCK REGISTRATION



Notice To Prospective Purchasers / Tenants

In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only), for prospective purchasers to consider whether or not, to enter into negotiations to purchase or rent the subject property. Any & all negotiations regarding the property are to be conducted via the agency of Barbara Rees. Whilst all due diligence & care has been taken in the preparation of these particulars, the information contained herein does not form part of any contract nor does it constitute an offer of contract. Upon acceptance of any offer (which shall be subject to contract), the vendor and / or the agent, reserves the right to amend or withdraw acceptance of any offer & prior to entering into a contract, the purchaser must furnish the agent with full details of their purchasing arrangements. Prospective purchasers and Tenants must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase / rent is satisfactory in all regards and suitable for their requirements. The issue of these particulars impose no liability whatsoever, on the vendor, agent, any employee or connected person thereof.

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees is pleased to offer for sale this attractive and pleasant, South West Facing, small holding, comprising a modern and substantial detached house, circa 6 acres of land, various outbuildings, including, a stable block, barn / animal feed store, chicken run and cultivated allotment, along with a current and valid agricultural livestock registration.

Ty Uchaf, Lower Farm Stanleytown, is located just off the A4233 lower Rhondda link road, approximately two miles from Porth, in the Rhondda Fach.

Vehicular access is gained directly off Upper Terrace (Stanleytown) and all amenities are nearby, see the map inlay below for local directions.

VIEWING; Strictly accompanied viewing only, by prior appointment via our Tonypanydy office and interested parties are requested to respect the seller's privacy and refrain from driving / walking up the private access road onto the farm, without an agreed appointment having been confirmed by Barbara Rees.

EXTERIOR FRONT; Private road leading to a shared vehicular driveway (see also general notes), on site car parking for several vehicles, front, side and rear patio access to the farmhouse, lower field, garden area and upper levels.

THE FARMHOUSE; Known as "Ty Uchaf" is a modern (2011) traditionally built and constructed, detached property with natural stone and cream coloured K Render elevations, beneath a slate roof, offering spacious and extensive accommodation to include, an entrance porch and hallway, large lounge and kitchen diner, separate sitting room, an internal lobby, boot room / utility, ground floor wet room, three large first floor bedrooms and a family bathroom plus two loft rooms (one with an en-suite shower room).

ENTRANCE HALL / PORCH; Via the front patio and a covered entrance porch, leading to a glazed panel upvc door giving access to the hallway, internal oak doors to the lounge, sitting room and kitchen diner, staircase with spindles and balustrade leading up to the first floor, plaster skimmed ceiling, tiled flooring.

LOUNGE; 16'3" x 13'8" Front facing front window, side facing windows, gas fired, mock wood burner stove and upright flue, tiled floor, plaster skimmed ceiling, open plan arched access to the kitchen diner.

SITTING ROOM; (measurements awaited) Front facing window, plaster skimmed ceiling.

KITCHEN / DINING ROOM; 20'6" x 13'10" kitchen diner with an extensive range of light oak base and wall units finished with pelmet and cornice coving, contrasting black worktops and tiled walls (to the worktop areas), integrated fridge, single drainer & mixer tap, extractor fan cooker hood over a five burner / dual oven and grill, cooking range with a ceramic hotplate, side facing bi-fold doors, rear facing windows, tiled floor, plaster skimmed ceiling with inset spotlighting, access to the hallway and lobby.

LOBBY; Access to the boot room / utility room, ground floor wet room and rear facing (exit) barn door, tiled floor, plaster skimmed ceiling.

BOOT ROOM / UTILITY; 13'9" x 8'4" plumbing connection for a washing machine, wall mounted Vailant GCH boiler, domestic hot water storage tank, side facing window, tiled floor.

GROUND FLOOR WET ROOM; Large wet room comprising a walk in shower area, wc and wash hand basin, tiled walls and floor, plaster skimmed ceiling with inset spotlighting, rear facing window.

FIRST FLOOR; Staircase leading from the hall to the first floor landing, spindles and balustrade, secondary staircase leading up to the loft rooms, front facing window, access to each bedroom, the bathroom and storage room, plaster skimmed ceiling with inset spotlighting.

BEDROOM ONE; 15'8" x 13'9" front facing window, plaster skimmed ceiling.

BEDROOM TWO; 15'9" x 13'8" front facing window, walk in double door wardrobe, plaster skimmed ceiling.

BEDROOM THREE; 15'6" x 14' (L Shaped room) two rear facing windows, walk in double door wardrobe, plaster skimmed ceiling, inset spotlighting.

BATHROOM; Large luxury bathroom comprising a four piece suite to include a bath and double width, glazed panel door shower enclosure with a mixer tap shower attachment, a wc and vanity unit wash hand basin, rear facing window, tiled walls and floor, plaster skimmed ceiling with inset spotlighting.

STORAGE ROOM; Walk in store room with fitted shelving.

LOFT ROOM ONE; 14' x 9' rear facing velux windows, dressing table and under eaves storage, plus an en-suite shower room comprising a double width glazed panel shower enclosure, a wc and vanity unit wash hand basin, tiled floor, side facing window, plaster skimmed ceiling.

LOFT ROOM TWO; 17'3" x 14' side facing window, rear facing velux windows, under eaves storage, double door walk in wardrobe, plaster skimmed ceiling.

EXTERIOR SIDE (UPHILL); Lawned garden area, car parking area, gravel road leading to the upper levels.

UPPER LEVELS & OUTBUILDINGS; Comprising circa 6 acres of well maintained fenced land, various outbuildings, a stable block with four stables, a barn / animal feed store, dog kennels, chicken run and cultivated allotment.

GENERAL NOTES; Any information contained herein should be verified by prospective purchasers or their advisers prior to any formal commitment to purchase. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all purchasers where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. The vendor verbally advises that the property is of freehold tenure and has the benefit of all mains services although this should be confirmed by the acting solicitors. The private road gives shared access to the three detached houses located on Lower Farm, Ty Uchaf is the dwelling located at the Northern uppermost end of the drive, where all shared rights of way cease, hence Ty Uchaf has sole access to the upper levels and lower field / paddock. The house benefits from a system of gas fired central heating, several power points / tv / satellite / telephone points, the windows are of upvc double glazed specification and security is provided via a cctv and alarm system.

ENERGY RATING; Awaiting.

ASKING PRICE; £ 599,950.

MORTGAGE; Available subject to status, please ask for an appointment with our independent financial advisor.

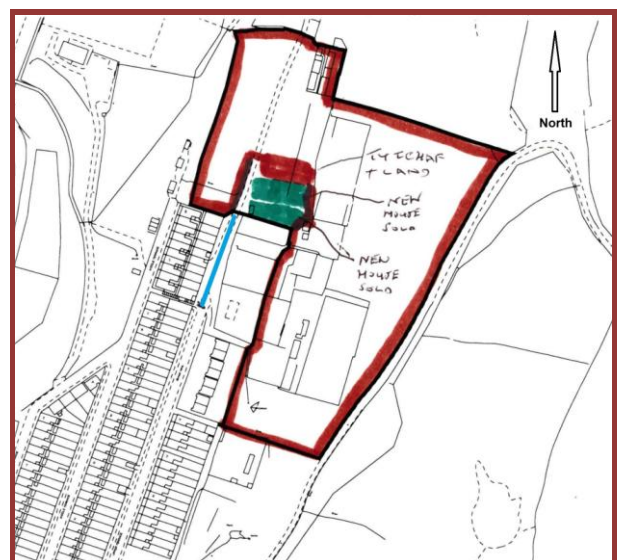
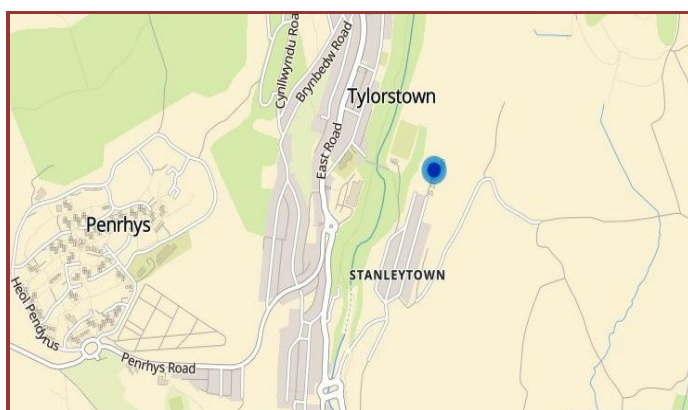


Photo Gallery

