

Ref: 0moe69 2 Moel Gilau, Bettws, Bridgend, Mid Glamorgan, South Wales Valleys, CF32 8UH

Delightful Registered Smallholding of c.10 Acres (c.8 acres extra land available*) with 3 Bed Semi-Detached Residence, 4 Stables, Feed Store & Tack Room, Hay Barn/Store, Superb Views, Extensive Local Outriding, Quiet yet Convenient for Town & Travel
Bettws & Llangeinor 1 mile, M4 4½ miles, Maesteg 5 miles, Bridgend 6 miles, Swansea 20 & Cardiff 23 miles



Beautifully situated in a quiet country location with a handful of other properties, this attractive smallholding offers a Semi-Detached Family Residence, brick built c.1950s with a later addition, rendered elevations and a slate roof, with the benefit of uPVC double glazing and LPG-gas central heating, comprising in brief:-

First Floor: 3 Bedrooms (2 Double and 1 Single), and Bathroom; Ground Floor: Kitchen, Utility Room, Dining Room, Lounge, and 2 Conservatories. Adjoining Double Garage with Store Room at the rear, and charming gardens. The property enjoys glorious, far reaching rural views to front and rear.

The enclosed Stable Yard, with separate access off the lane, has a purpose-built block of 4 Stables with Feed Store and Tack Room, and there is a detached outbuilding providing a Hay Barn/Implement Store.

We are informed that the property is a registered smallholding and is being sold with circa 10 Acres (to be confirmed) comprising pastureland, woodland and some amenity land. (*For interested parties, we are informed that an additional circa 8 acres of pastureland and amenity land is available through separate negotiation.)

Extensive mountain and forestry outriding can be enjoyed nearby, as well as excellent walking and cycling, and local amenities including pubs and primary schools are available in Bettws and Llangeinor in the Garw Valley. There is a comprehensive school some 3 miles distant at Tondy and larger town facilities and railway stations are within easy reach, whilst access to Junction 36 of the M4 Motorway is only 4½ miles distant.

Price Guide: £375,000

An overview of the smallholding and its rural setting from the property's pastureland ...



... and the wonderful vistas across the land and beyond



THE ACCOMMODATION COMPRISES:

With uPVC double glazing with (mostly) diamond leaded glass, and LPG gas central heating.

The views to the rear sweep across the property's land and over wooded hillsides and green valley landscapes to the distant Margam Mountain, whilst to the front of the property the vistas take in the rolling rural countryside of the lovely Gawr Valley.

Ground Floor –

- ENTRANCE HALL:** 11'1" x 10'4". A three-quarters glazed front door with window panel to one side opens into the Entrance Hall with large window looking into the Lounge, and door into the Dining Room.
- DINING ROOM:** 11' x 9'6". Window to the front aspect. Glass-panelled door into the Lounge, and opening into the Kitchen.
- KITCHEN:** 11' x 9'6". Range of cream wall and base units with marble-effect work surfaces, 1½ bowl stainless steel sink unit with single drainer and swan-neck mixer tap, tiled walls, four-ring LPG gas hob with extractor above, built-in double eye-level oven and grill, space for refrigerator, space for dishwasher, larder cupboards, large window to the rear aspect with far reaching views westerly as far as Margam Mountain. Glazed door leading into the Utility Room.
- UTILITY ROOM:** 14'5" x 6'11" increasing to 12'5". Wood-effect work surface, stainless steel sink unit with storage below, plumbing and space for a washing machine and tumble dryer, window and stable door to the rear into the lean-to Conservatory, door through to the adjoining Double Garage.
- LEAN-TO CONSERVATORY 2:** 10'7" x 8'. With sloping glass roof, full-height window panels on three sides and sliding door out to the patio and garden.
- LOUNGE:** 22' max. x 17' max. Accessed from the Dining Room, with exposed stone chimney breast and fireplace housing a multi-fuel cast iron stove on a slate base with a tiled hearth to the fore, TV/display shelf to one side and shelved recess to the other, exposed ceiling beams and timbers, window looking into the front Entrance Porch, window at the rear and double fully glazed French doors leading into the Main Conservatory, understairs storage cupboard, door through to the Inner Hall.
- MAIN CONSERVATORY:** 11'7" x 11'. Victorian-style faceted Conservatory with polycarbonate pitched roof, tiled floor, windows and window panels around, and fully glazed door leading out to the rear patio and gardens.
- INNER HALL/
STUDY AREA:** 10'1" x 6'. Presently providing a useful study area with window to the front aspect and staircase to the first floor.

Kitchen





Dining Room



Lounge





Main Conservatory accessed from the Lounge



First Floor –

The superb views from the first floor are particularly far reaching to front and rear.

LANDING:

The staircase in the Inner Hall leads up to the first floor landing with access to the loft, window to the front aspect, and doors off to:-

BEDROOM 1:

11' x 9' (excluding wardrobes). Wall-to-wall, mirror-fronted wardrobes, window to the rear.

BEDROOM 2:

10'3" x 9'10". Built-in linen cupboard with double louvred doors, vanity unit with contemporary wash hand basin with cupboard below, window to the rear.

BEDROOM3:

8'9" x 7'10". Window to the front aspect.

BATHROOM:

6'6" x 5'9". White suite comprising a modern deep round turbo bath with Triton electric shower unit over and curtain rail, pedestal wash hand basin, and low level W.C., tiled walls, extractor fan, obscure-glass window to the side aspect.

Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



View from the first floor to the rear



EXTERNALLY:

THE APPROACH:

The property is approached along a quiet country lane north of Bettws and west of Llangeinor, and has a wide spacious forecourt in front of the double garage together with a separate wide vehicular gated entrance to the side accessing the property's stable yard and land. (Ample space for parking and turning a horse box if required.)

DOUBLE GARAGE:

19' x 16'10". Twin up-and-over-doors to the front, power and lighting connected, door into the Utility Room, and door through to rear Store Room.

STORE ROOM:

7'8" x 7'.

GARDENS & GROUNDS:

There is a pretty garden to the front of the house edged by a low stone wall and flower borders, with a lawn and mature shrubs and trees.

To the rear is a full-width patio and an attractive timber pergola providing a secluded seating area looking over the delightful, landscaped garden, well stocked with a variety of herbaceous plants, shrubs and trees framing the beautiful views beyond. The garden is bound by a dwarf wall and post and rail fencing with gated access into the adjoining stable yard, with further gated access into the productive vegetable and soft fruit garden with duck house and hen house and runs.

2 STORE SHEDS:

7'8" x 5'8" and 7'9" x 5'8". Two useful sheds within the rear garden, being block built with rendered exteriors.

STABLE YARD:

The large concrete stable yard has its own vehicular access off the approach lane, with ample room for a horse box. From the yard there is gated access into the adjoining paddocks on both sides. The stable block within the yard is as follows:-

STABLE BLOCK:

A purpose-built timber block comprising 4 Stables (one being used as a stallion box and another as a foaling box), with a Tack Room at one end and a Feed Store at the other. Concrete floors throughout. Power and lighting connected.

Tack Room: 12'0" x 7'

Stable 1: 23'5" x 12'0" (Stallion Box)

Stable 2: 11'8" x 11'10" with further door at the rear.

Stable 3: 11'6" x 11'10"

Stable 4: 16'0" x 12'0" (Foaling Box) Presently partially partitioned, could be opened up if required.

Feed Store: 11'8" x 5'10"

DETACHED OUTBUILDING:

30' x 19'6" overall. Opposite the stable yard is a 2-Bay General Purpose Outbuilding, being timber built, profile clad and profile roofed – providing a Hay Barn/Implement Store.

THE LAND:

We are informed that the property is a registered smallholding and amounts to approximately 10 Acres in total (to be confirmed), with the land being divided into various enclosures bound by post and rail fencing and natural hedging. The majority of the land is flat to very gently sloping pastureland, the remainder being sloping including circa 3-4 acres of ancient broadleaf woodland, the rest being grazing/amenity land.

N.B. We are informed that a further circa 8 acres of level pastureland and amenity land (including some woodland) is available for sale through separate negotiation if required. This land includes part of a former railway track (*see top photo on p.18*).

OUTRIDING:

We understand there are excellent and extensive local off-road outriding opportunities – on nearby open mountain land and through forestry – and we are informed that riding routes extend as far as the Rhondda Valley north-easterly and even to Brecon to the north. There is also access, albeit via lane initially, to Margem Mountain in the west.

Looking at the rear of the house and stable yard from the property's land



The lean-to conservatory outside the Utility Room



The parking forecourt off the approach lane



The separate gateway off the yard into the stable yard



The stable block



The general purpose outbuilding



The vegetable plot



The property has c.3-4 acres of ancient woodland



Tracks through the property's woodland



Within the land that is available via separate negotiation – part of the former railway track – an ideal gallop



VIEWING:

By prior appointment with the Sole Selling Agents – PROFILE HOMES

Tel: 01550 777790, Email: contact@profilehomes.com

Website: www.profilehomes.com



SERVICES: We understand that the property is connected to mains electricity and mains water and has a further bore-hole water supply with pumping station, and a private drainage system, which we understand is shared with three neighbouring properties. The house has LPG gas central heating. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

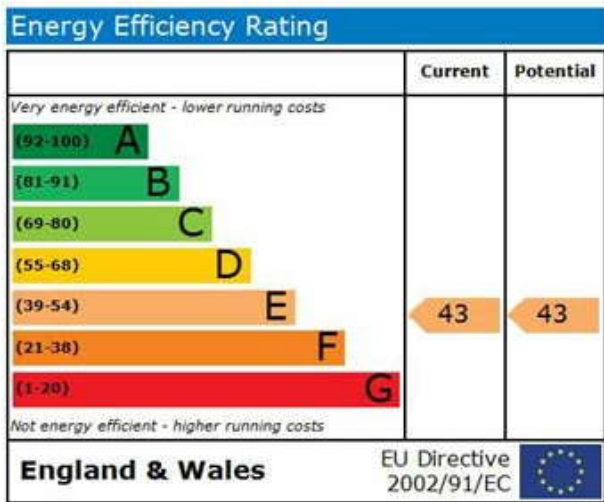
COUNCIL TAX: We are informed that the property is within Council Tax Band "D" Bridgend County Borough Council

FIXTURES & FITTINGS: Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

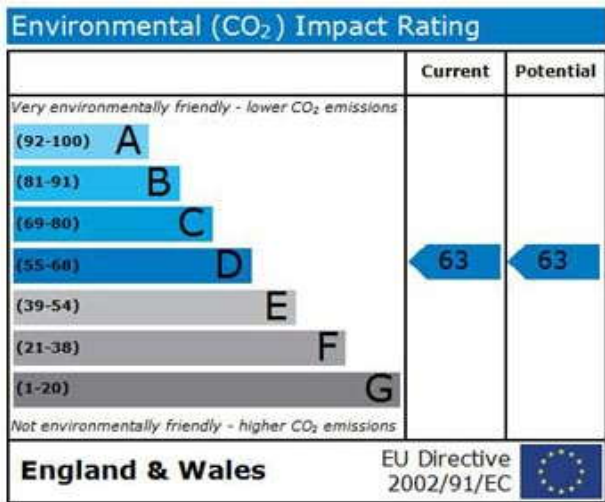
WAYLEAVES, EASEMENTS & RIGHTS OF WAY: The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION: We are informed that the property is freehold with vacant possession on completion, by arrangement.

ENERGY PERFORMANCE:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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