



**bValued Ltd**  
**Unit 2 Dyfrig Road Industrial Estate**  
**Cardiff, CF5 5AD**  
**Regulated by RICS**

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**Commercial & Residential Chartered Surveyors,  
Estate Agents & Property Managers**

For sale £1250000 subject to contract - Farm / Farmland



## Location

Elevated and enjoying panoramic views over Cardiff and Severn Estuary, River Rhymney Valley, Machen Quarry and back to Brecon Beacons National Park.

5 miles Cardiff City centre. Junctions 30 and 32 of the M4 are close by.

From Cardiff Central Railway station London Paddington is 2 hours 5 minutes. Lisvane and Thornhill railway station on the Valley line is close by.

A helicopter has landed at the property: Cardiff heliport and Cardiff International Airport are both easily accessible.

The property adjoins a network of lanes and bridleways.

Local shops are within easy reach as are school and leisure facilities.

Directions from Junction 32 - Take the A470 southwards turning left at Pantmawr Road, right at Heol y deri, and left at Heol Llanishen Fach, left again at Thornhill Road but right into Excalibur Drive, Right at Cherry Orchard Road and Left into Graig Road, Go past the TyMawr Pub/ Restaurant over the M4 and straight up a very narrow lane to the top of the hill, sharp right, sharp left and just as you start to come down the hill the main farm entrance is on the right hand side.

Directions from Junction 30 - Turn South onto the Pentwyn Link Road and right at the roundabout for Heol Pontpennau, which leads into St Mellons Road. Turn right in Church Road and take a staggered junction into Llwyn y pia Road, then right into Graig Road and as above.

## Brief Details

### EXISTING

40 acres approx with house and buildings as shown on Land Registry Title WA666462, (copies are obtainable from bValued Ltd.)

For sale with vacant possession. The agricultural holding number is 58/089/0046 and the farm number is CRNA000 6681.

The farmhouse is open plan with areas for cooking, dining, office, sitting, 3 double bedrooms and bathroom. Part is on an open gallery at first floor level on a suspended timber floor approached by a open tread staircase. There is a concrete ground floor over which attractive bricks and timber boards are laid. The kitchen area has floor units, worktops and a sink: it is fitted for a fridge and freezer, gas oven and a washing machine, there is also an island serving worktop area.

Bathroom comprises Jacuzzi, wash hand basin and WC.

Walls are of double cavity construction and the roof is insulated.

An Ariston gas central heating boiler feeds the radiators and which also provides domestic hot water and which uses Calor gas or similar as no mains gas supply is available. Mains electricity. BT. Private water supply, septic tank with Building Regulation approval. Adjoins adopted road.

Farmhouse external area - 16.4m x 14.1 m

Farmhouse internal area - Ground floor - 14.5 m x 13.2 m

First Floor - 6.9 m x 4.7 m excluding low headroom.

Adjacent mono-pitch building used for storage - external area 19.0 m x 5.6m.

Buildings 30.21 m x 18.6m with eaves height of 4m, includes an office and WC

The property is elevated (the highest point is about 260 m above sea level) and adjoins bridleways which enjoy

excellent views.

Contents available by negotiation.

## Development Potential

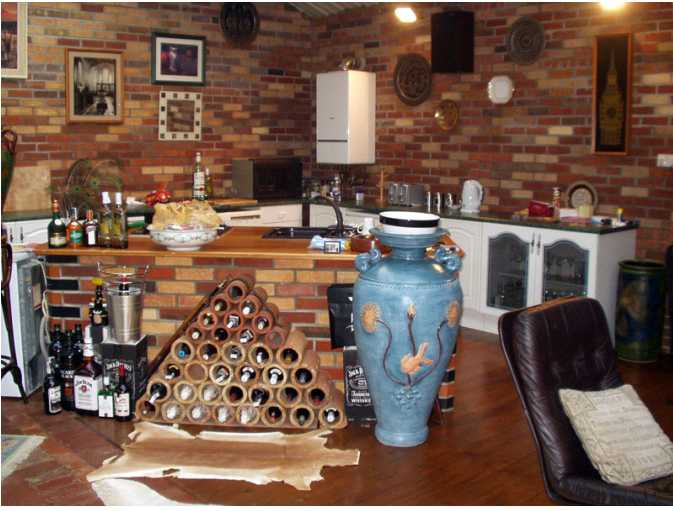
There is potential to extend the house into the adjoining mono-pitch building, which could itself be extended.

Planning consent for development. Caerphilly Council granted a certificate of lawfulness for proposed (residential) use or development 07/0006/CLPU. Consent was given (5/5/93/0564) to erect 2 barns, 1 stable and extend a barn. Consent was given (5/5/93/0221) to retain 2 conservation ponds.

The property would be eminently suitable, subject to obtaining any necessary consent for use as an equestrian or leisure centre.







# Terms

**Tenure:** Freehold

**Council Tax/Rates/Stamp Duty:** Council Tax Band H

**Viewing:** Strictly by appointment via Bvalued Ltd.

Bvalued Ltd has links with Independent Financial Advisers and Solicitors/Conveyancers and would be pleased to introduce purchasers to them.

**Notice is given that:**

1. The particulars are set out as a general outline only for the guidance of intended purchasers or tenants, and do not constitute, nor constitute part of, an offer or contract;
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. No person in the employment of bValued Ltd has any authority to make or give any representation to warranty whatever in relation to this property;
4. The owners are not bound to accept the highest, or any offer.
5. bValued Ltd has not tested any apparatus, equipment, fittings or services and cannot verify that they are in working order. The Buyer should obtain verification from their Solicitor or Surveyor.

Please visit [www.multimap.com](http://www.multimap.com) or [www.streetmap.co.uk](http://www.streetmap.co.uk) to find the location of a property.

We are linked to Independent Financial Advisers & Solicitors.

**Rent, bond, fees and Inspections** - Residential tenants on or before date of occupation shall pay one month's rent in advance, another month's rent as a bond and a week's rent as a non-refundable letting fee as cleared funds. Inspections are by appointment only. Tenants without references may have to pay 2 months or more rent as a bond.

**Council Tax** – to find out how much this is firstly check what Council Tax Band the property of your choice has by referring to [www.voa.gov.uk](http://www.voa.gov.uk) and then (if it is in Cardiff) refer to the 'How much is my Council Tax?' page on [www.cardiff.gov.uk](http://www.cardiff.gov.uk).