



Rhombic Farm, Halt Road
Rhigos, Aberdare, CF44 9UN





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£550,000 Freehold

3 Bedrooms : 2 Bathrooms : 2 Reception Rooms

A privately positioned, three-bedroom bungalow in need of renovation, set within 2.59 acres of beautiful landscape, perfect for those who enjoy the outdoors.

Accommodation briefly comprises: Entrance Hall, leading to a Living Room, two shower rooms, three bedrooms, a kitchen along with a further living room and conservatory.

The property benefits from a large brick-built barn and a large garage, both of which have the potential for alternative uses subject to planning permission and all necessary consents, the property also has the benefit of outline planning permission for 5 dwellings RCTCBC ref: 16/1168/15. Planning for a further 3 units subject to a Section 106 agreement.

Directions

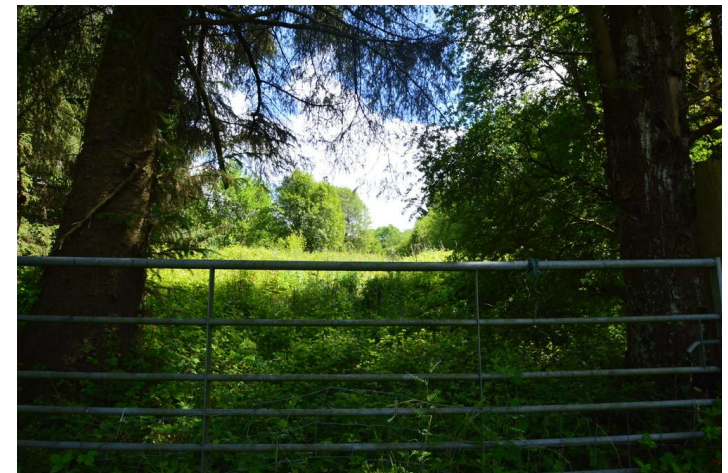
From the Town of Neath head Northeast along the A465. Take the turning for Onllwyn, At the traffic lights turn right on to Aberdare Road, Travel along this road for around 2.1 miles into the village of Rhigos and a further mile turn left on to Halt road, before getting to the bridge, the property is on your right behind double gates.

- Aberdare Town Centre 5.4 miles
 - Cardiff City Centre 29.4 miles
 - M4 (J43) 17.5 miles
-

Your local office: Cowbridge

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Summary of Accommodation

SITUATION

Rhigos is a small village settled between the Neath and Cynon Valley. The village is conveniently located with a 4.9 mile drive to the nearest junction of the A465 along with an approximately 17.5 miles from junction 43 of the M4 motorway making it very accessible and commutable to Cardiff City Centre to the East and Swansea City Centre. There is a railway station at Aberdare providing direct access to Cardiff.

ABOUT THE PROPERTY

- * A well positioned, detached family home set within 2.59 acres.
 - * Outline Planning permission for 5 Dwellings with RCTCBC ref: 16/1168/15
 - * Planning for a further 3 units subject to a Section 106 agreement.
 - * Privately located property but with perfect transport links to the rest of the UK.
 - * Large kitchen
 - * Two reception rooms.
 - * Two shower rooms,
 - * 2 double bedrooms, 1 single bedroom
 - * Attic is easily accessible and could be renovated subject to planning permission and all necessary consents.
 - * Option to purchase further land.
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GARDENS AND GROUNDS

- * The Bungalow is surrounded by gardens and woodland, perfect for landscaping or using for some agricultural or equestrian use.
 - * Private off road parking set to the front of the property.
 - * Large, detached garage
 - * Outline Planning permission for 4 Dwellings with RCTCBC ref: 16/1168/15
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TENURE AND SERVICES

- * Freehold. Mains water and electricity
 - * House - Mains Gas in place to obtain gas central heating
 - * Private drainage (cesspit)
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PROCEEDS OF CRIME ACT 2002

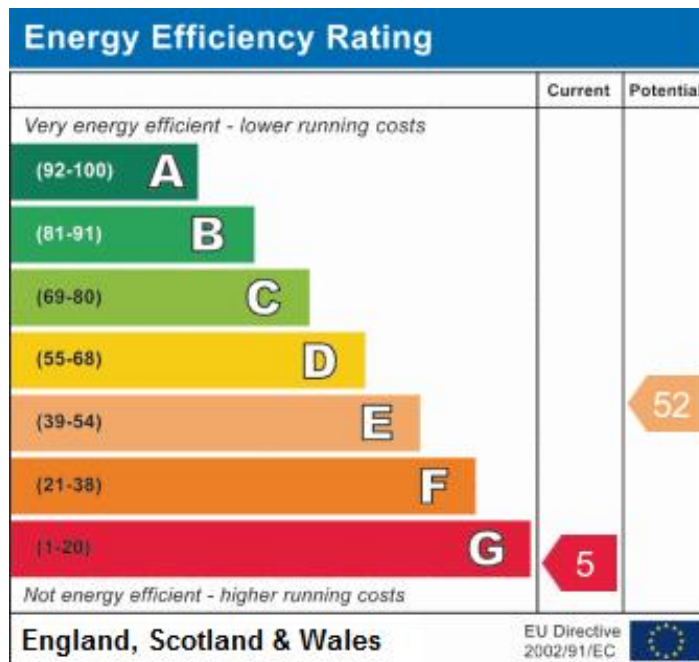
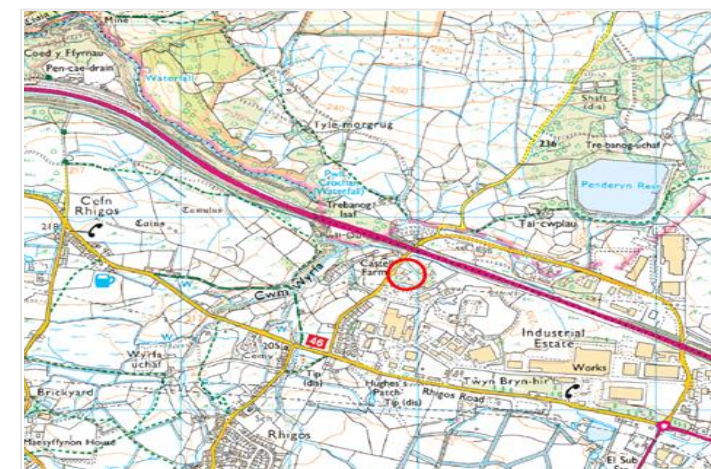
Watts and Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA.

Ground Floor
Approx. 139.2 sq. metres (1498.3 sq. feet)



Total area: approx. 286.5 sq. metres (3084.0 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.





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