



Troed Y Rhiw Jestyn Farm, Bargoed Terrace
Deri, Bargoed, CF81 9JA

WATTS & MORGAN 150 YEARS



Troed Y Rhiw Jestyn Farm, Bargoed Terrace

Deri, Bargoed, CF81 9JA

£900,000 Freehold

3 Bedrooms : 1 Bathrooms : 2 Reception Rooms

Perfect for a Farming or Equestrian enthusiast, with commanding views over the sloping welsh hills and surrounding farmland, but with great links to the M4 corridor. The property comprises of a detached 3 bedroom farmhouse with a range of traditional stone built and semi-modern farm buildings set in approximately 93.82 acres.

Directions

From the M4 - Exit at junction 32 and follow the A470 north. Once past Abercynon, exit to the roundabout and turn right onto the A472, and then turn left at the next roundabout onto the A4054. Turn right into Cardiff Road and then left into Mill Street; at the end of the road, turn left onto the High Street and follow this to Deri. Bear right as you reach Olgivie Terrace into the country park, and the farm path is off to the right.

- Treforest Town Centre 11 miles
 - M4 (J32) 16.9 miles
 - Cardiff City Centre 20.6 miles
-

Your local office: Cowbridge

T 01446 773500

E cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

SITUATION

The property is situated in a convenient location approximately 0.6 miles from the village of Deri. It is situated approximately 6.2 miles from the A470 at the Abercynon Roundabout which is the main access route between Merthyr Tydfil and the M4 at Junction 32.

ABOUT THE PROPERTY

- * Entrance porch area, provides access into the kitchen which have been fitted with a range of wall and base units.
- * The Kitchen also benefits from a good sized utility room along with a seating area around a Solid Fuel Burner, which has the facility to contribute to the central heating.
- * From the kitchen there is a Family Bathroom suite
- * Follow on to the Lounge area, the lounge leads to the dining room perfect for entertaining
- * From the lounge you head on up the stairs using the original staircase.
- * Upstairs there are three good sized double bedrooms

OUTSIDE

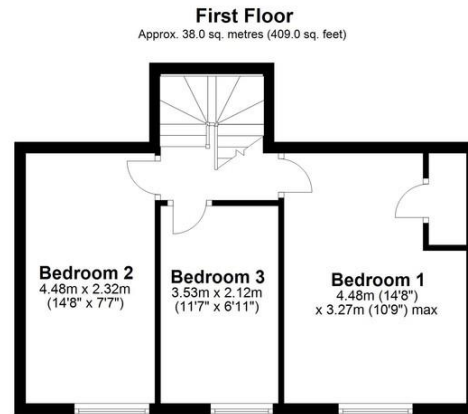
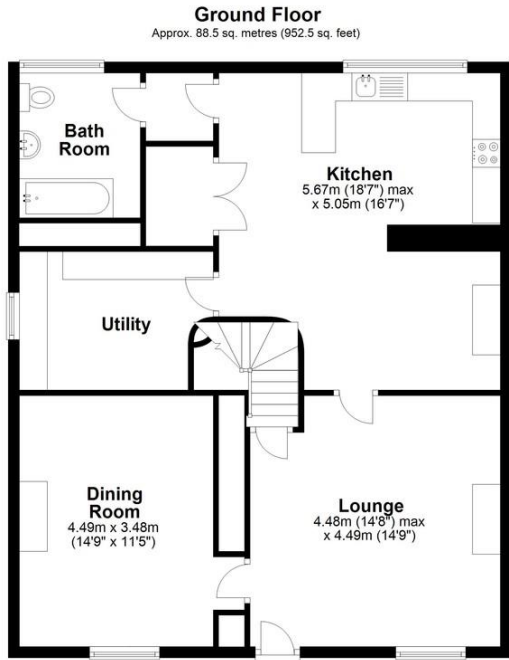
- * The Property itself is set within 93.82 acres of good quality Farmland perfect for Agriculture or Equestrian use.
- * There are three good sized farm buildings one of which is stone built and has potential for alternative uses subject to planning permission and all necessary consents.

TENURE AND SERVICES

The Freehold of the property is offered for sale with the benefit of vacant possession, The property is Freehold. The property benefits from Mains Electric, Spring Fed Water and Cesspit Drainage system. The property benefits from a dual system LPG and Solid Fuel Heating.

PROCEEDS OF CRIME ACT 2002

Watts and Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report proved necessary maybe produced from conducting any further work without consent from NCA.



Total area: approx. 126.5 sq. metres (1361.5 sq. feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Promap
LANDMARK INFORMATION

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Bridgend

T 01656 644 288
E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500
E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266
E penarth@wattsandmorgan.wales

London

T 020 7467 5330
E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

