



**Mill Farm, Grovers Road**  
**Pontypridd, CF37 3ND**









# Mill Farm, Grovers Road Pontypridd, CF37 3ND

£600,000 Freehold

## 3 Bedrooms : 1 Bathrooms : 2 Reception Rooms

This is a once in a lifetime opportunity for those wishing to acquire a property in a fantastic location perfect for a Farming or Equestrian enthusiast. With beautiful views over the Taff River and surrounding farmland, this property has potential for development subject to necessary planning permission and all necessary consents. The property, which needs some modernisation, comprises of a detached 3-bedroom farmhouse and a large amount of Semi-Modern outbuildings all set within 9.63 acres of prime Agricultural Land, all the while having great links to the M4 corridor.

### Directions

Travelling on the M4 Motorway, take the exit at Junction 32 and join the A470 in a northerly direction towards Pontypridd. Proceed on the A470 for approximately 7 miles and take the exit towards Ynys-bwl (B4273) and at the roundabout take the second exit onto slip road. Continue on this road until you reach the second roundabout where you take the first exit onto Bridge Street (A4223). Take a right turning onto Berw Road (B4273) and continue on this road for approximately 1.5 miles then take a next right onto Abercynon road and follow this road until you reach a sweeping bend where you will find wooden entrance gates on your right hand side. W3W:// allows.narrate remainder

- Bridgend Town Centre 24.6 miles
- Cardiff City Centre 13.9 miles
- M4 (J32) 9.1 miles

### Your local office: Cowbridge

T 01446 773500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)







## Summary of Accommodation

### SITUATION

The Small Holding is situated in a convenient location just on the outskirts of Pontypridd, just off the A470 and although enjoys a quiet, semi rural location is conveniently located for easy access to Cardiff, Bridgend, Caerphilly and the Vale of Glamorgan.

### ABOUT THE PROPERTY

The property is a good-sized property, however in need of some modernisation and consists of the following.

- \* A large Entrance Hall area provides access to the lounge area as well as the kitchen Breakfast room,
- \* Just off the kitchen there is a good-sized dining room.
- \* from the Kitchen there is a small hallway which leads to a sunroom from the back of the property.

### FIRST FLOOR

- \* Upstairs has three large double bedrooms.
- \* To the rear of the property there is family shower room.

### OUTSIDE

- \* The Property itself is set within approximately 9.63 acres of good quality Farmland perfect for Agriculture or Equestrian use.
- \* There are several good sized semi-modern farm buildings.

### TENURE AND SERVICES

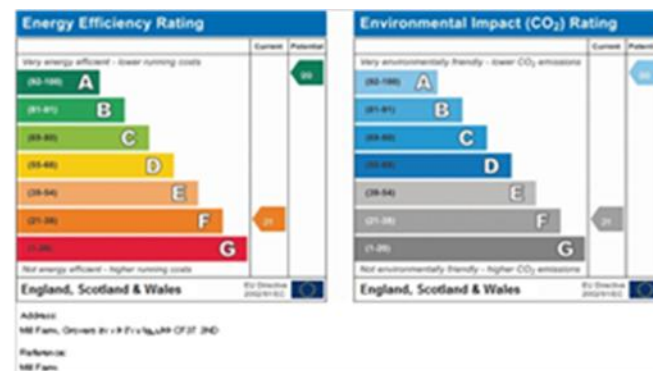
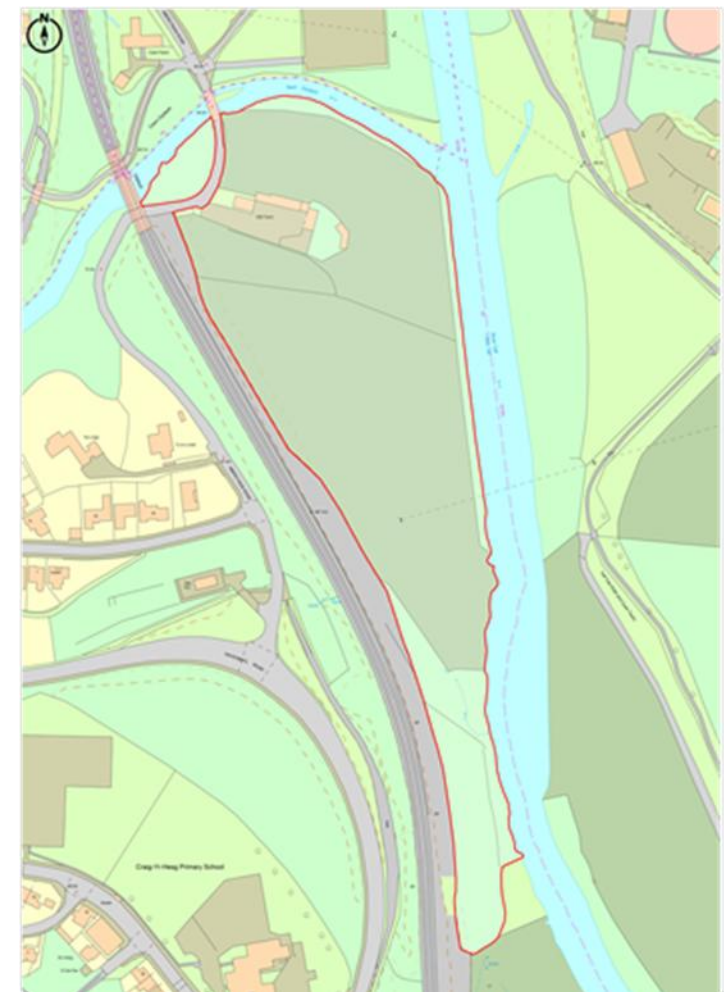
The Freehold of the property is offered for sale with the benefit of vacant possession. The property benefits from all services being mains connected.

### PROCEED 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 have proved necessary maybe precluded from conducting any further work without consent from NCA.







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](mailto:bridgend@wattsandmorgan.wales)

#### Cowbridge

T 01446 773 500

E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

#### Penarth

T 029 2071 2266

E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

#### London

T 020 7467 5330

E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)



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