



Dduallt Farmhouse,
Ynysybwl, Pontypridd, CF37 3PG





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£295,000 Freehold

4 Bedrooms : 1 Bathrooms : 2 Reception Rooms

- A substantial detached property set in a rural, elevated position which is in need of complete renovation
- Set within a plot of approximately 0.45 acres
- A range of outbuildings to include dog kennels, stable block and stone barns
- The property holds tremendous potential for modernisation and conversion subject to obtaining all necessary planning consent

EPC Rating: G

Directions

From junction 32 of the M4 motorway proceed North towards Pontypridd. Continue through Pontypridd Town Centre towards Ynysybwl. Continue on this road for approximately 5.5 miles passing through Old Ynysybwl. Pass Pleasant View on the left and take the next left turning which proceeds uphill. Continue along this road for 1/3 mile where the entrance for Dduallt Farmhouse can be found on the left.

- Pontypridd Town Centre 6 miles
- Cardiff City Centre 19 miles
- M4 (J32) 13 miles

Your local office: Cowbridge

T 01446 774152

E rural@wattsandmorgan.wales





Summary of Accommodation

ABOUT THE PROPERTY

A substantial detached property located to the outskirts of the beautiful village of Old Ynysybwl surrounded by woodland and benefiting from glorious views. The property is set within a plot of approximately 0.45 acres and is in need of complete renovation yet offers tremendous potential as a family home.

Dduallt Farmhouse includes a range of outbuildings to include a stable block, with three loose boxes, former hunt kennels and various storage buildings. Two attractive stone barns are located to the rear of the Farmhouse and offer potential for conversion into residential/holiday let/office facilities subject to obtaining all necessary planning consent.

ACCESS

The property is accessed from the South via a Right of Way over third-party land which is documented and has served the property for many years. This right of way is available to the property at all times and is available for all purposes. The right of way is shown highlighted blue on the attached plan.

TENURE AND SERVICES

Freehold. Mains electricity and telecom. Cesspit drainage. There is currently no central heating at the property. We are informed that a natural water supply is available to the property which is pumped via an electric pump providing a supply to the Farmhouse and outbuildings. We have been informed that this existing water supply is currently disconnected.

We are informed that the property benefits from a legal right to a mains water supply across the adjoining land owned by Natural Resources Wales (NRW) with the associated rights to inspect, maintain, replace and renew pipes and installations. The property has previously been supplied with a natural water supply which was pumped to the house via an electric pump on NRW land. We are informed that the natural supply has been disconnected. All interested parties are advised to contact Dwr Cymru Welsh Water as to the availability and costs associated with connecting to a mains water supply.

JAPANESE KNOTWEED

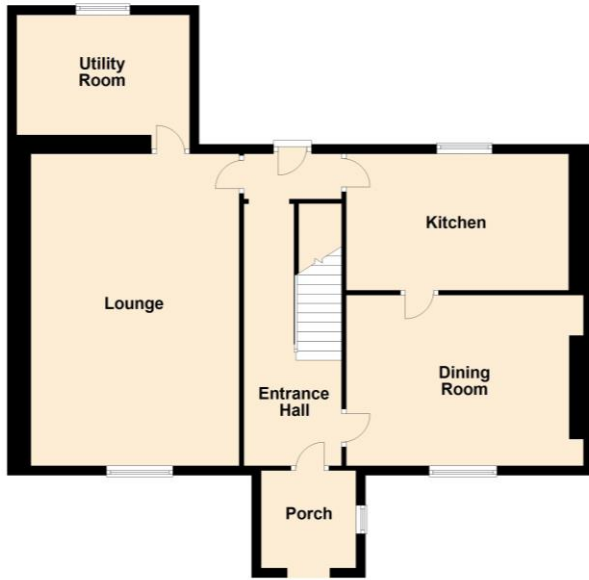
All interested parties are advised that Japanese Knotweed is present on adjoining land in third party ownership which has recently undergone treatment.

VIEWINGS

Strictly by appointment only. For further details please contact
Watts & Morgan Rural: 01446 774152 / rural@wattsandmorgan.wales



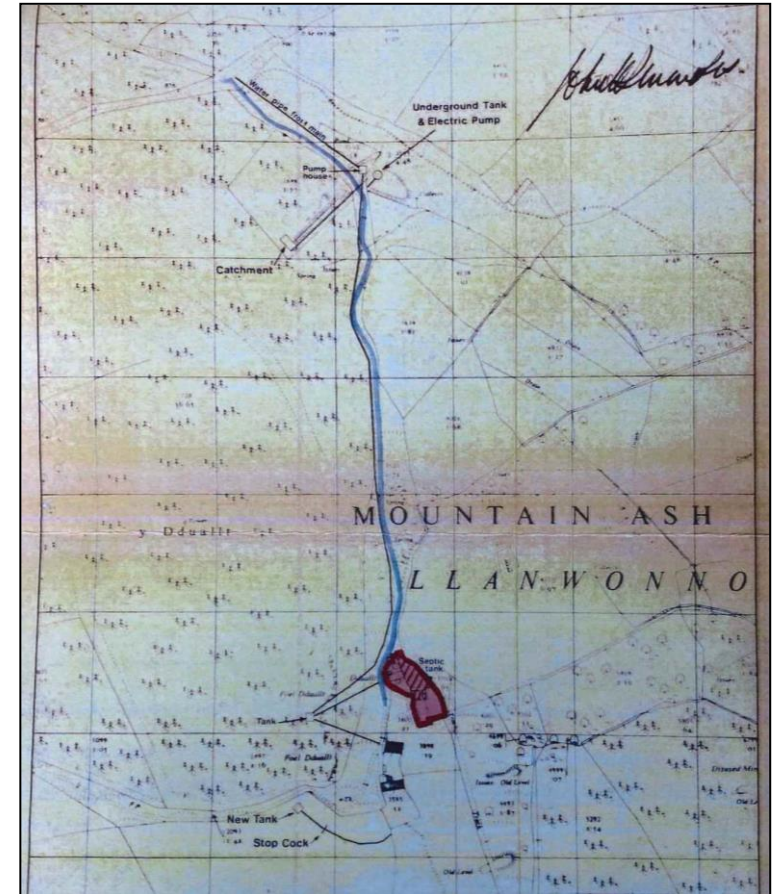
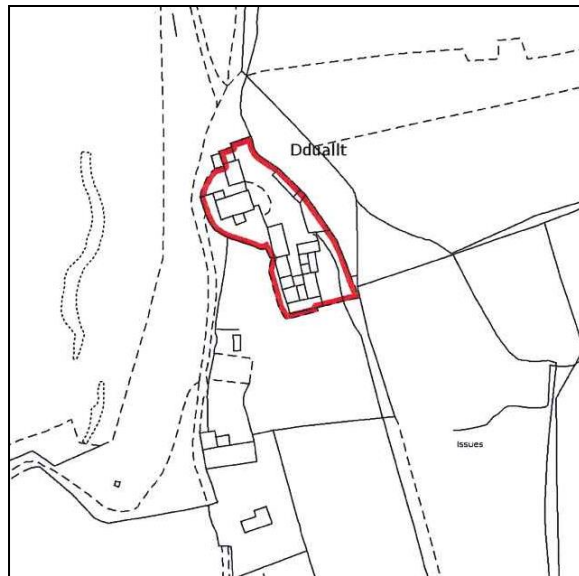
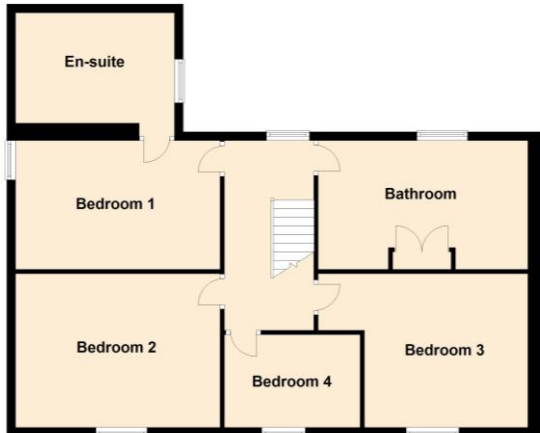
Ground Floor
Approx. 1009.4 sq. feet



Total area: approx. 1972.3 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(39-54)	E		
(21-38)	F		
(1-20)	G	12	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

First Floor
Approx. 962.9 sq. feet





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