

7 Acres of Land with Detached Bungalow & Large Workshop / Garage. Potential to Re - Develop Site for Industrial Uses (STP). Good Access off Halt Road. Excellent Parcel of Land with Good Access.



Rhombic Farm, Halt Road, Rhigos, Aberdare, Mid Glamorgan. CF44 9UN.

£700,000

A/5517/NT

7 Acres of Land in a prime location for re development for industrial or potentially residential use. 3 Bedroom detached bungalow on site and large former industrial garage/ workshop. The Bungalow offers good sized accommodation and has had some insulation work carried out and solar panels fitted. The property does need to be modernised and improved. The site is a prime location close to both Hirwaun and Rhigos. Some popular attractions nearby with waterfalls, Zipwire and numerous industrial units and electric sub station.



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Location

Just off the A 465 Valleys Road connecting Skewen / Neath and Monmouth in Mid Wales. A popular location and convenient for the many amenities that the area has to offer. Close to the A 465 which connects the Heads of The Valleys between the M4 and Abergavenny.

Rhombic Bungalow

The property is heated via a Air Source Heat Pump which was installed in 2023. Solar panels for heating water



Hallway

Airing cupboard, window to front and doors to

Living Room

3.9m x 6.18m (12' 10" x 20' 3")

Window to front and rear.

Bathroom

1.7/ 2.9m x 1.78m (5' 7" x 5' 10")

Shower cubicle, WC, wash hand basin, radiator.

Kitchen

4.5m x 3.7m (14' 9" x 12' 2")

Range of base units with worktops over and matching wall units. Stainless steel sink unit with single drainer.

Radiator and 2 x windows to rear.

Bedroom

2.2m x 3.3m (7' 3" x 10' 10")

Window to front and radiator.

Bedroom

4.2m x 4.33m (13' 9" x 14' 2")

Double glazed window to front. Radiator.

Bedroom

5m x 3.1m (16' 5" x 10' 2")

Double glazed window to side. Radiator.

Sitting Room

4.8m x 3.9m (15' 9" x 12' 10")

Double doors to

Conservatory

Aspect to rear.

Large Garage.

14m x 8m (45' 11" x 26' 3")

Large shutter roller door and windows to side. Situated away from the main house.



Land

The land amount to 7 Acres approx. Gated and pillared entrance with sweeping drive leading upto parking area to front of property. Mostly woodland with clear area being level with some clear overgrown areas. Split by a stream the property could be split. The land may be suitable for residential or Industrial uses subject to the necessary planning consents.



Services

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage and an air source heat pump heating system.

Council Tax Band

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: D.

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Private.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

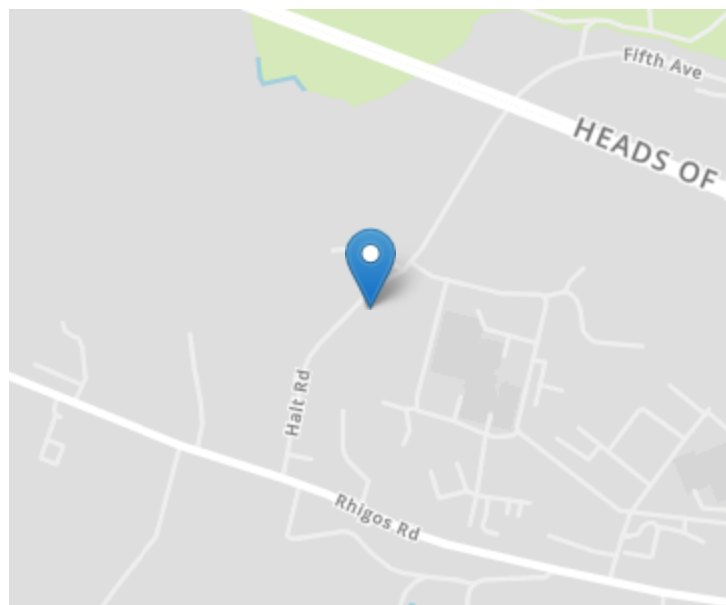
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

What3words location. loudness.shuffles.rejoined

For further information or
to arrange a viewing on this
property please contact :

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