



**Twyn Gwyn Farm, Llangynidr Road, Beaufort,  
Ebbw Vale. NP23 5BN  
£650,000  
Tenure Freehold**

- **DETACHED FARM HOUSE**
- **APPROXIMATELY FOUR ACRES**
- **MULTI-USE OUTBUILDINGS**
- **SEVEN STABLES**
- **THREE BEDROOMS**
- **THREE PADDOCK AREAS**
- **MOUNTAIN GRAZING RIGHTS**
- **NO ONWARD CHAIN**

Set in an imposing position and on a plot in the region of 4 acres with various substantial out buildings and stables, Twyn Gwyn Farmhouse offers excellent family size accommodation comprising: Entrance Hall, Ground Floor Shower Room, Lounge, Front Conservatory installed in 2021, Kitchen/Breakfast room. To the first floor are 3 Bedrooms and four piece family bathroom. The property benefits from double glazing and oil fired central heating. Externally we are advised that there are grounds totalling around 4 acres with extensive outbuildings comprising, a large barn currently used as a garage which accommodates 4 stables at the rear and feed room, large tack room with WC. a further barn and further stable block of 3 stables which was preciously a residential dwelling. A pigsty and storage building. Two/three paddocks ideal for horse and pony grazing. A rear, side and front garden. There is also multi-vehicle parking space outside. The home is offered with vacant possession and would be an ideal purchase for anyone seeking a semi-rural escape with grazing for animals. The vendors have also advised that the new owner will also benefit from mountain grazing rights which is access from a paddock gate.

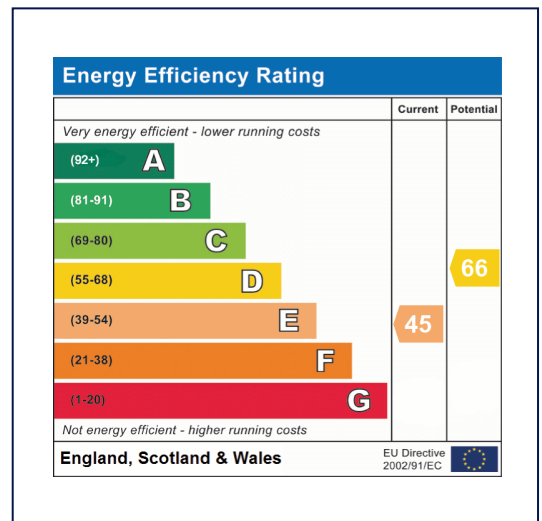
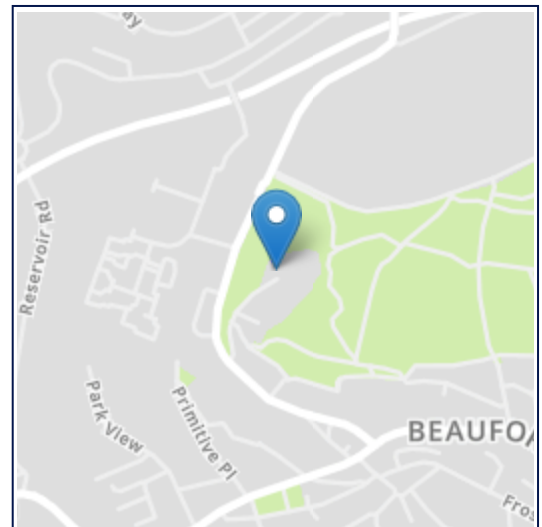
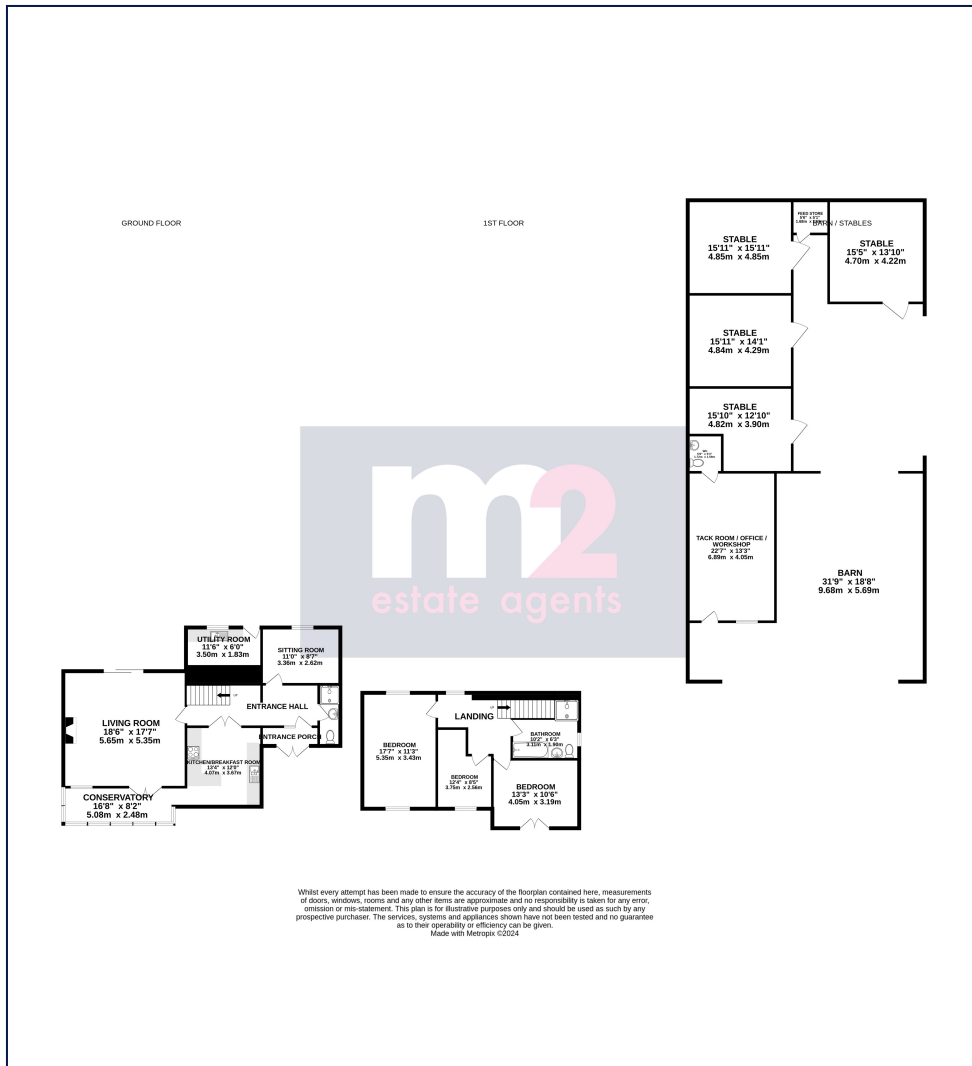
We highly recommend viewing the property to fully appreciate.

Services:

Oil central heating, mains electricity, water and drainage.

Council Tax Band:

Band F.



All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

I/We acknowledge that I/we have read and understand your terms letter and that these property ( Llangynidr Road, Ebbw Vale, NP23 5BN ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_