

*2.6 acre country holding with 3 bed bungalow set within large plot with accompanying garages. Good Access.
Home needing modernisation but offering good sized accommodation. Hirwaun, Nr Aberdare, RCT*



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

£425,000 Offers in Region of
A/5517/NT

Large 3 bedroom bungalow set within 2.6 Acres of land in strategic location partly bounded by stream. The Bungalow offers good sized accommodation and has had some insulation work carried out and solar panels fitted with modern air source heat pump. Excellent strategic redevelopment potential on edge of Hirwaun Industrial Estate. The property does need to be modernised and improved. The site is a prime location close to both Hirwaun, Aberdare, Neath & Merthyr Tydfil. Some popular attractions nearby with waterfalls, Zipwire and numerous industrial units and edge of A465 Heads of Valleys Road.



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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.

MAIN HOUSE

Rhombic Bungalow

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



Hallway

Accessed via hardwood door under a covered porch, multifuel burner, radiator, Airing cupboard, window to front and doors to

Living Room

3.9m x 6.18m (12' 10" x 20' 3")
large family living room with feature multi-fuel burner on slate hearth, dual aspect window to front and rear, 2 x radiator, tv point, multiple sockets.

Bathroom

1.7/ 2.9m x 1.78m (5' 7" x 5' 10")
Shower cubicle, WC, wash hand basin, radiator, rear window

Kitchen

4.5m x 3.7m (14' 9" x 12' 2")
Range of oak effect base units with worktops over and matching wall units. Stainless steel sink unit with single drainer. Radiator and 2 x windows to rear, washing machine connection point, radiator, tiled flooring

Bedroom 1

2.2m x 3.3m (7' 3" x 10' 10")
Single bedroom, Window to front and radiator, multiple sockets.

Bedroom 2

4.2m x 4.33m (13' 9" x 14' 2")
Double Bedroom, Double glazed window to front. Radiator. Multiple sockets

Bedroom 3

5m x 3.1m (16' 5" x 10' 2")
Double Bedroom, Double glazed window to side. Radiator. Multiple sockets

Dining Room

4.8m x 3.9m (15' 9" x 12' 10")
Large family room with space for 6+ persons table, 2 x radiators, multiple sockets, Double doors to

Conservatory

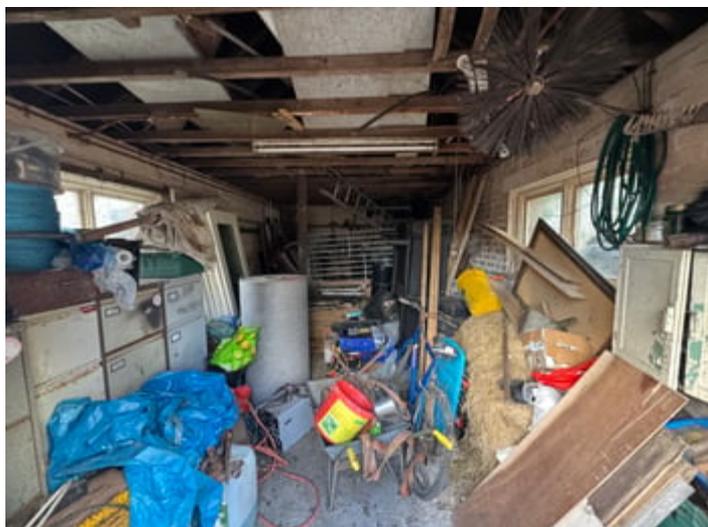
Hexagonal layout with floor to ceiling glass windows and door to garden, Aspect to rear.

Shower Room

Enclosed corner shower, single wash hand basin, w/c.

Garage

3.6m x 10.56m (11' 10" x 34' 8") Useful workshop and garage space



a stream.



Land

The land amount to 2.6 Acres approx. Gated and pillared entrance with sweeping drive leading up to parking area to front of property. Mostly extended lawn and woodland with clear areas being level with some clear and overgrown areas. Bounded by



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

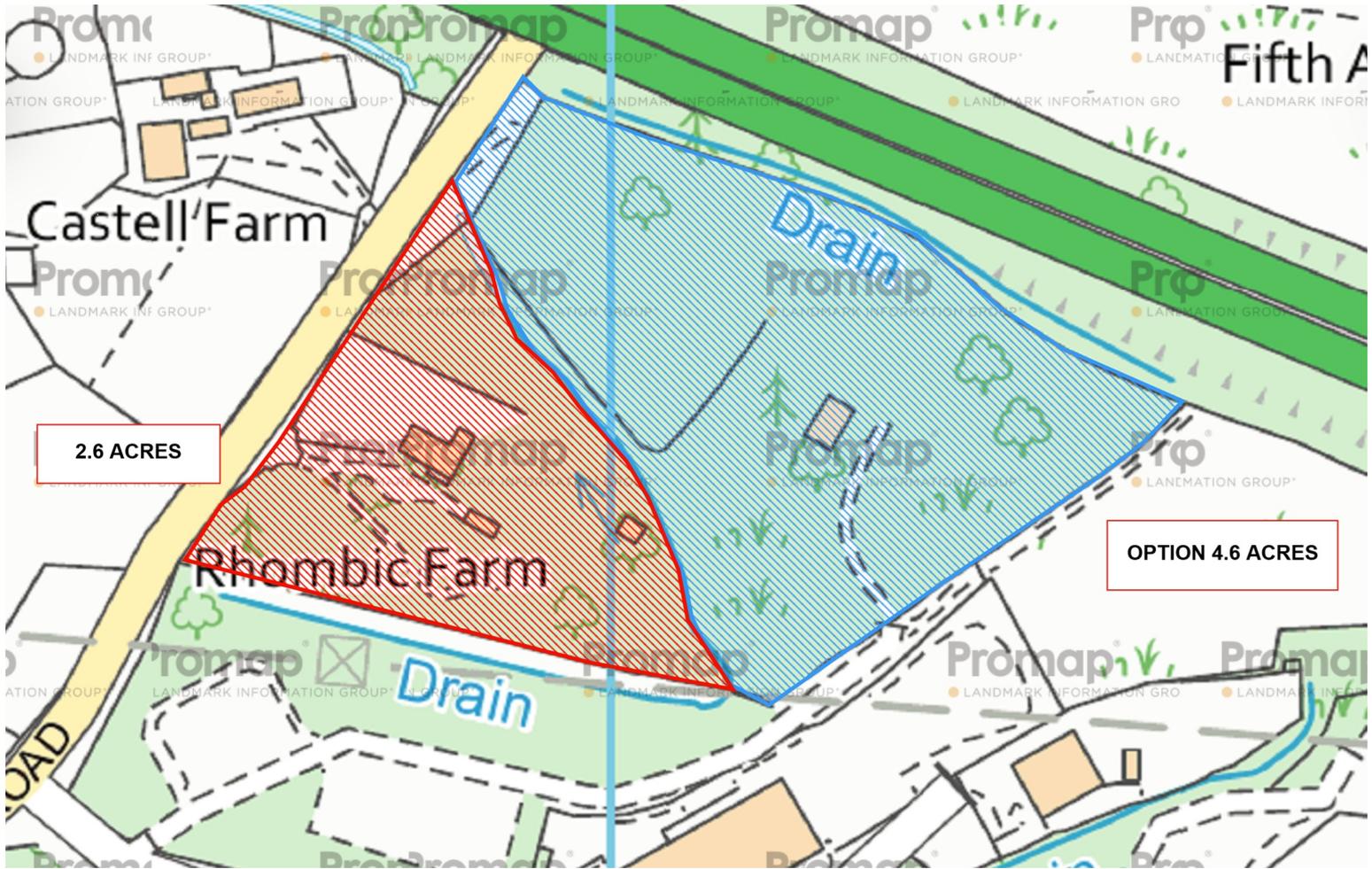
The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: D.

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.



2.6 ACRES

OPTION 4.6 ACRES

Promap LANDMARK INFORMATION GROUP

Castell Farm

Rhombic Farm

Drain

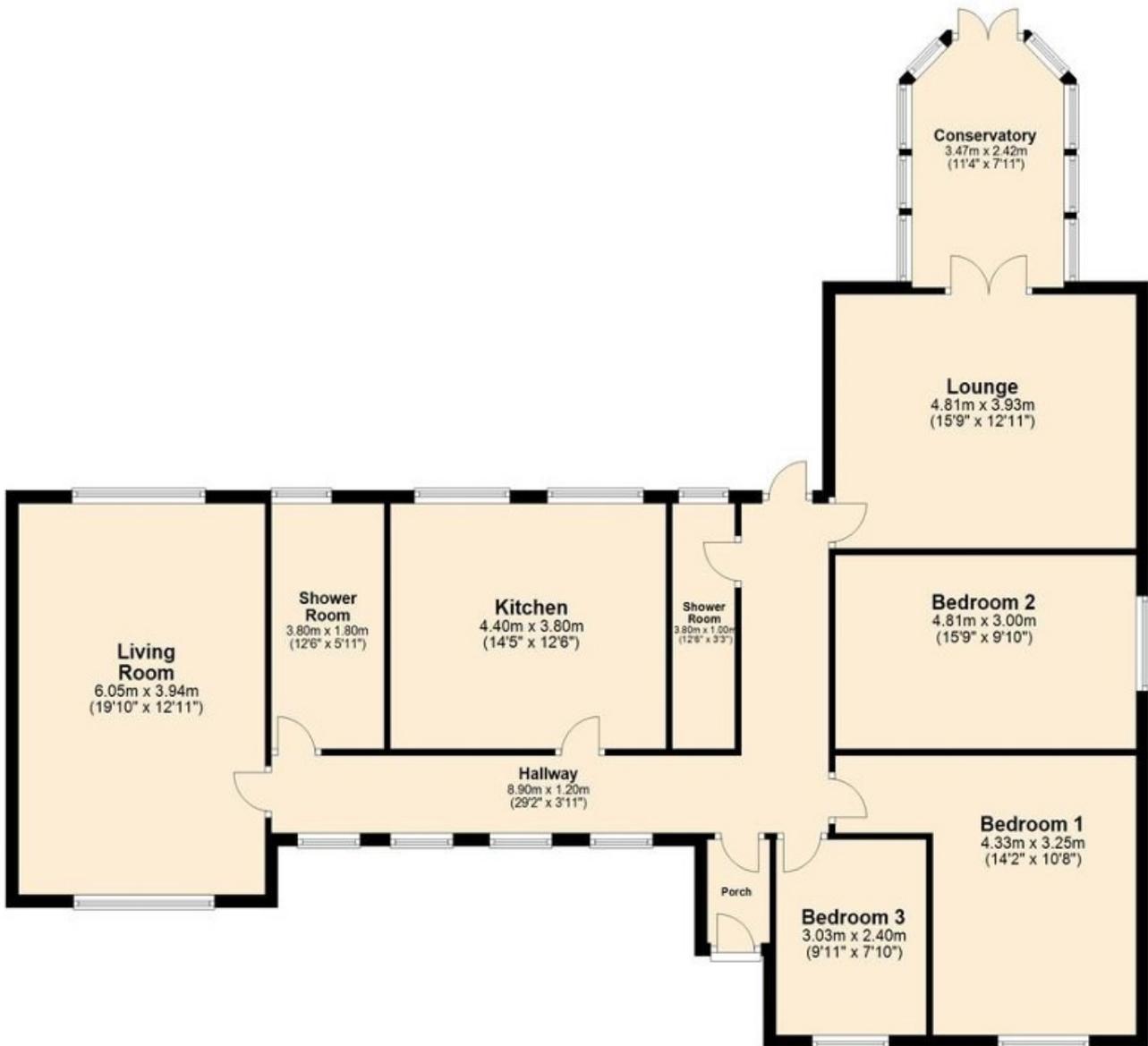
Drain

ROAD

Fifth A

Ground Floor

Approx. 139.2 sq. metres (1498.3 sq. feet)



Total area: approx. 286.5 sq. metres (3084.0 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

First Floor

Approx. 100.3 sq metres (1119.8 sq feet)



Barn

13.80m x 7.92m
(45'3" x 26')



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

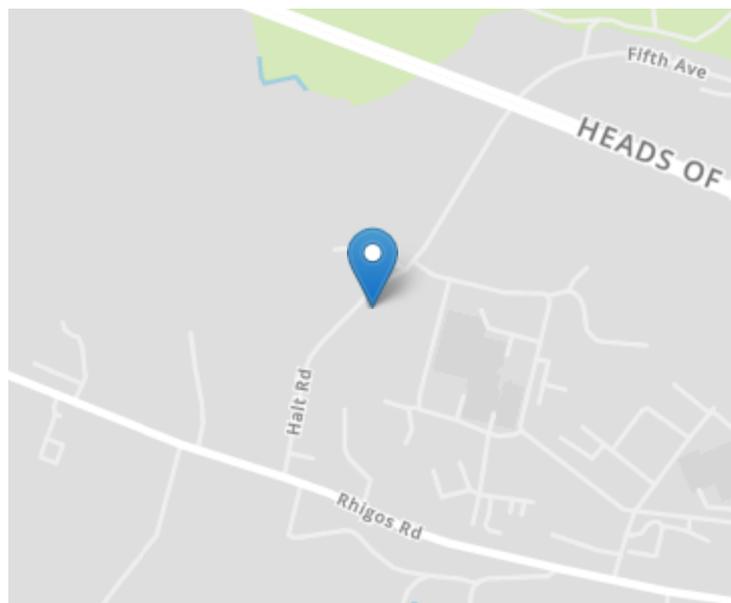
Any risk of coastal erosion? No

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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