





FOR IDENTIFICATION PURPOSES ONLY

Overview

Bolgoed Newydd is a conveniently situated 23.62 acre equestrian holding of great appeal, set in an elevated position with commanding views of the Loughor estuary and north Gower, comprising a detached 3-bedroom barn conversion retaining many original character features throughout, a range of equestrian, farm and sundry outbuildings, a 20m x 40m outdoor arena and clean south facing land, suitable for grazing and cutting, with direct gated access onto Bryn Bach Common.



Situation

The property is set in a semi-rural position on the periphery of Pontarddulais, being home to a wide range of amenities and services including convenience stores, supermarket, high street stores, primary and secondary schools, to name a few. The village of Pontlliw is also nearby benefiting from a range of local amenities.

The M4 at Junction 47, Penllergaer can be reached within 3 miles, providing excellent road links into Swansea city centre and along the M4 corridor, whilst the popular Gower beaches and renowned coastline is also within easy reach of the property.





ACCOMMODATION

Covered Porch Timber door to front.

Entrance Hallway Stairs leading to the first floor.

Living Room: 8.91m x 3.96m (29' 3" x 13' 0") Windows to the front and side. Door to front. Stone fireplace with log burner with part vaulted ceiling. Carpet flooring.

Snug / Office: 2.28m x 3.19m (7' 6" x 10' 6") Windows to the rear and side. Parquet flooring.

Cloakroom: 2.08m x 1.04m (6' 10" x 3' 5")
W.C. Wash hand basin. Window to rear. Tiled flooring.

Kitchen - Breakfast Room

5.98m x 3.93m (19' 7" x 12' 11")
Oak fitted kitchen with Belfast sink. AGA with 2 hobs and 2 ovens within an inglenook fireplace. Windows to the front and rear. Door to rear. Tiled flooring.

Sun Room: 2.39m x 9.12m (7' 10" x 29' 11") Door to rear. Window to rear. Tiled flooring.

Utility / Pantry: 2.26m x 3.98m (7' 5" x 13' 1") Window to front. Tiled flooring. Belfast Sink.

Boot Room: 2.36m x 2.35m (7' 9" x 7' 9")
Window to front. Door to side. Tiled flooring. Worcester boiler and central heating control panel. Plumbing for washing machine.





FIRST FLOOR

Landing

Bedroom 1: 3.96m x 5.19m (13' 0" x 17' 0")

Walkway with open void to Living Room below. Windows to the rear and side. Skylight. Carpet flooring.

Airing Cupboard

Family Bathroom: 2.44m x 2.41m (8' 0" x 7' 11")

Laminate flooring. Bath tub with shower over. W.C. Wash hand basin. Towel rail. Skylight.

Bedroom 2: 2.43m x 4.25m (8' 0" x 13' 11")

Skylight. Carpet Flooring.

Bedroom 3: 3.95m x 2.65m (13' 0" x 8' 8")

Door to side to balcony and external stone staircase. Carpet flooring.





Grounds & Gardens

The property is approached via a gravelled entrance leading to ample parking area to the front of the property with parking for multiple vehicles. The property is surrounded by manicured landscaped grounds with footpaths meandering through the garden overlooking the surrounding countryside and estuary, with a number of patio and seating areas to admire the view from. The gardens comprises lawned areas, borders, shrubs, bushes, vegetable garden and fruit trees.



Outbuildings

A range of useful outbuildings and equestrian facilities can be found, to include a triple stable block, a further former stone cowshed with two loose boxes, tack room/feed shed, all-weather manège /school, 3-bay sheep shed, a Wendy house and polytunnel. Described in greater detail as follows:



Pole Barn: 5.14m x 14.68m (16' 10" x 48' 2")
4-Bay. Concrete flooring. Timber framed under sheeted roof.

Lean-to: 3.55m x 11.11m (11' 8" x 36' 5")
3-bay. Partly open ended. Timber pole barn under timber framed sheeted roof.

Workshop: 2.95m x 5.04m (9' 8" x 16' 6")
Window to side. Door to front. Partitioned workshop/ stores.

All-weather Arena / School: 20m x 40m
with rubber surface.

Craft / Building Shed
Timber framed under fibre cemented roof.

Water Pump Shed:
1.82m x 2.78m (6' 0" x 9' 1")
Brick and block with timber under fibre cemented roof. Pump and filter.

Stables: 7.55m x 4.82m (24' 9" x 15' 10")
Stone and brick built under a pitched fibre cement roof comprising two loose boxes.
Box 1: 3.92m x 4.78m (12' 10" x 15' 8")
Box 2: 3.55m x 3.33m (11' 8" x 10' 11")



L shaped Stable Block

Box 1: 3.51m x 3.46m (11' 6" x 11' 4")

Box 2: 3.43m x 4.68m (11' 3" x 15' 4")

Box 3: 3.48m x 3.46m (11' 5" x 11' 4")

Timber framed under a fibre cemented roof.

Feed and Tack Building

Timber framed under a pitched fibre cemented roof.

Pen 1: 4.48m x 3.44m (14' 8" x 11' 3") used as a rug store.

Feed Room: 4.36m x 3.53m (14' 4" x 11' 7")

Store: 4.44m x 7.28m (14' 7" x 23' 11")

Sheep Shed and Livestock Handling Facility

12.49m x 4.53m (41' 0" x 14' 10")

Concrete blocked walls and Yorkshire boarding side elevations under a mono-pitched box profile sheeted roof with concrete flooring. Concrete and hardcore floor with concrete blocked walls with handling facility equipment.

Poly Tunnel

Water supply.

Summer House / Garden Rooms

9.23m x 4.94m (30' 3" x 16' 2")

Insulated timber framed in 3 compartments used as crafts / play room and a Wendy house.



Farmland

The land itself extends to approx. 22 acres, being predominantly gently sloping in nature and south facing, contained within seven easy to manage fields, to the west and north of the homestead itself. The land is in good agricultural heart and benefits from stockproof fencing and strategically placed water troughs. The land is classified as freely draining slightly acid loamy soils over rock according to Soilscales and is classified as Grade 3b with small area of Grade 3a according to the Agricultural Land Classification Map, produced by the Welsh Government. The land is suitable for both grazing and cutting purposes.



Floorplan



Bolgoed Newydd Farm, Heol Y Barna, Pontarddulais, SA4 8HQ
All measurements are approximate and for display purposes only.

Further Information

Tenure

We understand that the property is held on a Freehold basis.

Services

We understand the property benefits from mains electricity, oil fired central heating, private water supply via a borehole with PH treated / UV filter and private drainage via a septic tank.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not. The property is approached directly off Heol Y Barna (adopted highway) via a shared lane with one neighbour.

Council Tax Band

Council Tax Band F for City & County of Swansea Council - approx. £2,976.16 for 2024-2025.

Energy Performance Certificate

EPC TBC

What 3 Word / Post Code

///burglars.abode.tour / SA4 8HQ

Planning

All planning related enquiries to Swansea County Council Planning Department. Planning and City Regeneration, Civic Centre, Oystermoth Road, Swansea, SA1 3SN. Tel: 01792 635701

Local Authority

Swansea City and County Council, Civic Centre, Oystermouth Road, Maritime Quarter, Swansea, SA1 3SN. Tel: 01792 636000

Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Method of Sale

The property is offered For Sale by Private Treaty at a Guide Price of £695,000.

Viewing

Strictly by appointment with the agents Rees Richards & Partners.

Please contact Swansea Office for further information:

Druslyn House, De La Beche Street, Swansea, SA1 3HH

Tel: 01792 650705 or email rhys.james@reesrichards.co.uk

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