

Allt-Y-Grug, Ystalyfera, Neath Port Talbot

Offers in the region of: £475,000

John. Francis







LOT 1.

14 Acre Smallholding With Grazing Rights To A further 243 Acres.

Nestled in the picturesque semi-village location of Ystalyfera, where the gentle countryside meets the quaint charm of rural living, a hidden gem awaits. Welcome to this enchanting 4-bedroom detached small holding, boasting approximately 14 acres of land, 9 acres of this is woodland with far-reaching views that will steal your heart. This idyllic property offers the perfect blend of tranquillity, space, and functionality, making it an absolute dream for nature enthusiasts and those seeking a slower pace of life.
There is a variety of outbuildings and large yard, with horse shelter, three stone built kennels with runs and wet room with electric shower, WC and wash hand basin.
The village of Ystalyfera is situated between the popular towns of Pontardawe and Ystradgynlais, both of which offer a range of daily and social amenities, to include shops, cafés and supermarkets. More local amenities include a few reputable Schools, shops and access to the M4 Motorway via the A4067.

OPTION to purchase an additional 21 Acres, split into two lots at £75,000 each.


TITLE NUMBER
WA891172
NEATH PORT TALBOT / CASTELL-NEDD PORT TALBOT
ORDNANCE SURVEY MAP REFERENCE:
SCALE 1:2500
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CYM33900
LOT 1
1¼ ACRES APPROX







Council Tax Band: **D**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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