



Green Meadow Farm,  
Llangynwyd, CF34 9RU

Watts  
& Morgan



# Green Meadow Farm,

Llangynwyd CF34 9RU

**£625,000 Freehold**

**4 Bedrooms | 3 Bathrooms | 2 Reception Rooms**

Watts & Morgan are pleased to present a unique opportunity to acquire a versatile four double bedroom character farmhouse property with approximately 4.5 acres in Greenmeadow Farm, Llangynwyd. Set in a peaceful, secluded position yet within close proximity to Junction 36 of the M4. This original farmhouse sits on a quiet plot which has not come to the market within the last 70 years. Accommodation comprises; entrance hall, lounge, ground floor cloakroom/WC, kitchen/dining room, utility, shower room and sitting room. First floor, main double bedroom with an en-suite shower room, three further double bedrooms and a four-piece family bathroom. Externally enjoying a landscaped rear garden, single garage, private driveway with off-road parking for multiple vehicles and 4.5 acres of enclosed pasture land. An internal viewing of this property is highly recommended to appreciate the standard and its impressive private position. EPC Rating; D

## Directions

Bridgend Town Centre- 5.5 Miles Cardiff City Centre- 29.5 Miles M4 Motorway (J36) -5.2 Miles



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## Summary of Accommodation

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### GROUND FLOOR

Accessed via a solid wooden door into the welcoming hallway with oak effect laminate flooring and a carpeted staircase up to the first floor. Leads into a ground floor WC fitted with a 2-piece white suite comprising of a wall-mounted wash hand basin and WC. The main living room is a light and spacious family room with two sets of PVC windows over-looking the front, continuation of the oak effect laminate flooring and a central feature wood burner set on a slate hearth. The kitchen/dining room offers tiled flooring, patio doors opening out onto the rear garden and two sets of PVC windows over-looking the rear garden. The kitchen has been comprehensively fitted with range of country style wall and base units and complementary laminate work surfaces. Appliances to remain include; integral dishwasher, freestanding oven, grill and 5-ring hob with extractor fan and free fridge/freezer. The utility area is fitted with continuation of the wall and base units, eye-level oven and leads into a further section where plumbing is provided for two appliances and a walk-in shower cubicle. The sitting room is a further reception room with oak effect laminate flooring, uPVC windows to the front and patio doors opening out onto the rear garden.

### FIRST FLOOR

The first floor landing offers carpeted flooring and access to the built-in airing cupboard with fitted shelving and housing the gas boiler. Bedroom One is a spacious double bedroom with carpeted flooring, windows over-looking the front and a large built-in storage cupboard. Leads into an en-suite shower room fitted with a 3-piece suite comprising of a walk-in shower cubicle, wash hand basin within unit and dual flush WC. Also featuring tiled walls and a window to the rear. The first floor landing leads into three further double bedrooms all with carpeted flooring and windows to the front and rear. The family bathroom is fitted with a 4-piece suite comprising of a roll top bath, double walk-in shower cubicle, wash hand basin within vanity unit and dual flush WC. Further features include partially tiled walls, tiled flooring and windows to the rear and side.

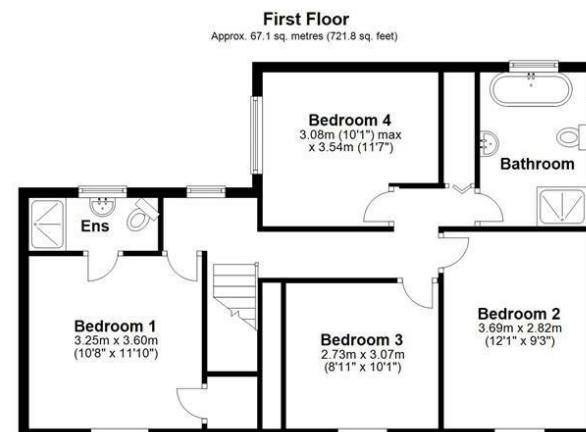
### GARDENS AND GROUNDS

Green Meadow Farm is approached off a private driveway with a single garage providing ample parking for several vehicles. Green Meadow Farm offers under 5 acres of enclosed pasture land perfect for equestrian use. The land benefits from access from the front drive and the main road and offers outstanding mountain views. Further benefiting from a storage shed and greenhouse. To the rear of the property is a well presented rear garden with a range of mature shrubs and flowers – perfect for alfresco dining.

### SERVICES AND TENURE

Mains services gas, water and electric all connected and cesspit drainage. Freehold. EPC Rating: 'D'



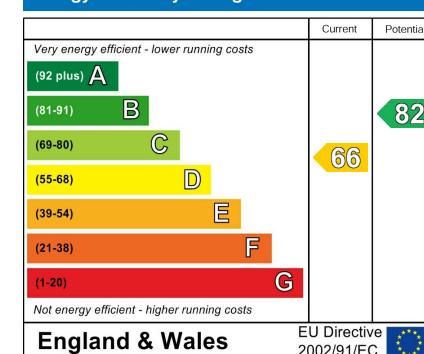


Total area: approx. 164.2 sq. metres (1767.2 sq. feet)

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



#### Energy Efficiency Rating



Scan to view property



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