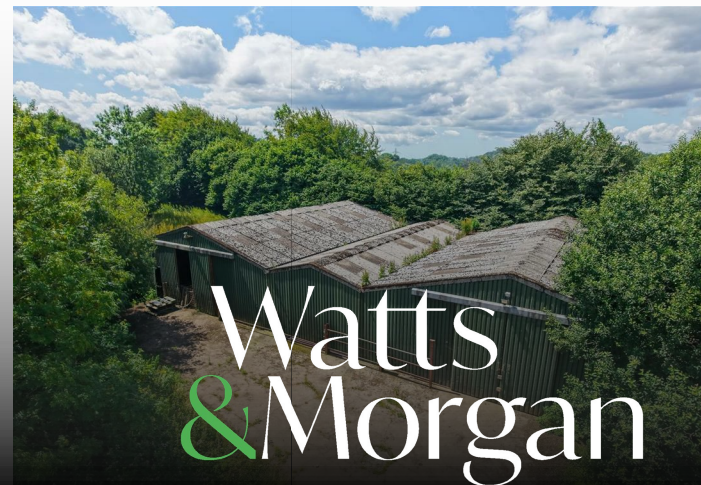




Aga Farm,  
Caerphilly, CF83 3EJ



Watts  
& Morgan

# Aga Farm

Rudry, Caerphilly CF83 3EJ

£995,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Aga Farm sits in approximately 28.04 acres, commanding outstanding views across the valley. Ideal for those looking for outdoor space who would like to escape to the countryside and rural life. It is ideally located with easy access to local amenities & transport links. The property is in need of refurbishment, currently accommodation comprises; entrance hallway, kitchen, 2 bedrooms, a reception room and WC to the ground floor with a third bedroom located on the first floor. Externally enjoying large agricultural outbuildings with an established farm stead. Previously used as a working small holding, the property lends itself to either equestrian use or small rural enterprises subject to the necessary planning consents.

Travelling East on the M4 take exit 32 toward Northern Avenue/A470. At the Coryton Roundabout, take the 4th exit onto the A470 slip road to Cardiff, then a slight left onto Pantmawr Rd. At the next roundabout take the 2nd exit onto Rhiwbina Hill, continuing onto Heol-Y-Deri. Then take the next left onto Heol Llanishen Fach and left again onto Thornhill Rd. At the roundabout take the 2nd

### PROPERTY DESCRIPTION

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### DIRECTIONS

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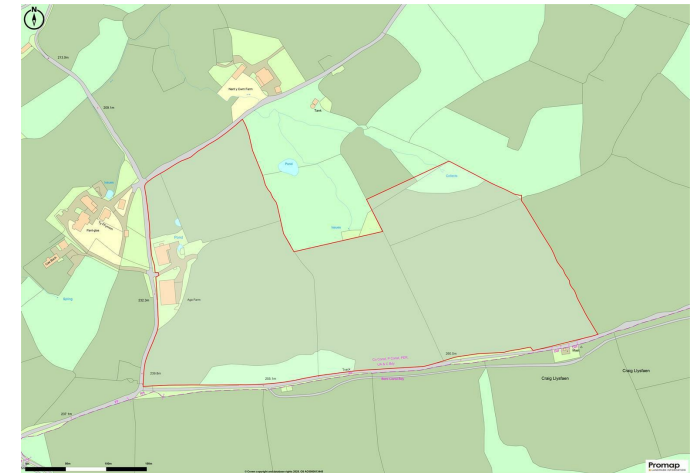
### ABOUT THE PROPERTY

The house itself is built via a non-traditional construction where the property is within an agricultural barn, adjoining a storage outbuilding. The house itself comprises of a single story property, with 3 Bedrooms, one of which is set on a mezzanine. Planning permission was granted by Caerphilly Council for the dwelling with the reference 07/0006/CLPU. On entering the property you are greeted with an open plan living room and kitchen, with two bedrooms adjoining and WC.

To the south of the house there is a large agricultural barn, previously used for storage and housing livestock, the barn itself measures approximately 533sqm. This is all set within approximately 28.04 acres of agricultural land, being a combination of permanent pasture and rough grazing. The pasture is divided into several individual parcels. The land is considered predominately stock proof with boundaries primarily comprising of stock fencing.

### SITUATION

The property, set in a picturesque village community with rural charm, adjoins the affluent community of Lisvane, which is situated only 5 miles north of Cardiff city centre, with close links to the M4 Corridor, and easily accessible to Cardiff and Newport, perfect for commuters.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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