



Capel Bach Farm  
Maesteg, Bridgend County Borough, CF34 0EB

Watts  
& Morgan







# Capel Bach Farm

Llangynwyd, Maesteg, Bridgend County  
Borough, CF34 0EB

---

**£525,000 Freehold**

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A detached originally 4 Bedroomed property located within the outskirts of the village Historic of Llangynwyd, surrounded by rolling hills and farmland. Capel Bach Farm includes a range of outbuildings to include stables and an old Dairy. The property is set within approximately 13.53 acres split over two parcels. The Farmhouse itself is in need of complete renovation yet offers tremendous potential as a family home.

---

## Directions

From junction 36 M4 follow signs for A4063 towards Maesteg. Continue along this road passing through the village of Tondy and Coytrahen. Proceed along this road and enter the village of Llangynwyd. At the crossroads on Llangynwyd square turn right onto Station road. Continue along this lane, passing Bryn Terrace on your right hand side. The Property is on the left hand side.

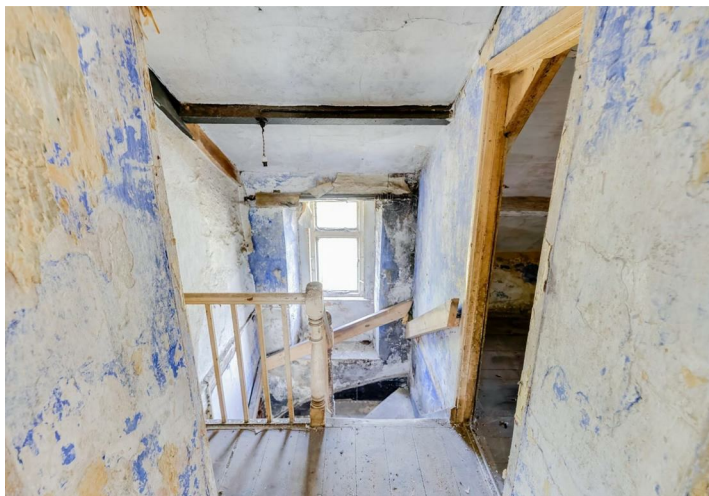
W3W:/// lollipop.wires.cashiers

---

Your local office: Cowbridge

T: 01446 774152 (1)

E: rural@wattsandmorgan.co.uk







## Summary of Accommodation

### SITUATION

Capel Bach Farm is situated within the small historic village of Llangynwyd, set within the heart of the Llynfi Valley, between Bridgend and Maesteg, Maesteg (2.5 miles) and Bridgend (7 miles). There is access, to local amenities, schools and transport networks.

### GARDENS AND GROUNDS

The House and outbuildings are set directly within approximately 6.88 acres, with a further 6.46 acres across a Bridleway from the main property. Furthermore approximately 47m away from the main property there is a further 4.06 acres of land which is available by separate negotiation.

The Land which surrounds the main farmhouse and outbuildings is positioned south facing on a gradual incline. The land is easily mowable, and with potential considered for amenity, agricultural or equestrian use. Some of the land is separated in to smaller paddocks. The Woodland, which is further away from the property was originally farmed and used as agricultural land, however as the parcel of land became un managed over the past years, it has been allowed to re-wild.

### VIEWINGS

Viewings are strictly by appointment only. If you have any questions, please contact Samantha Price of Watts and Morgan LLP by telephone; 01446 774152 or by email; [samantha.price@wattsandmorgan.co.uk](mailto:samantha.price@wattsandmorgan.co.uk)

### ADDITIONAL INFORMATION

Freehold, we are informed that there is mains Electric and Water to the property, all other services are disconnected.

### JAPANESE KNOTWEED

All interested parties are advised that Japanese Knotweed is present on the land, however it has recently undergone treatment with an ongoing plan.

### WAYLEAVES/EASEMENTS/RIGHTS OF WAY

Capel Bach is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light drainage, and other easements, quasi easements, covenants, restriction orders etc., as may exist over the same or for the benefit of same, whether mentioned in these particulars or not.





## SPORTING, TIMBER & MINERAL RIGHTS

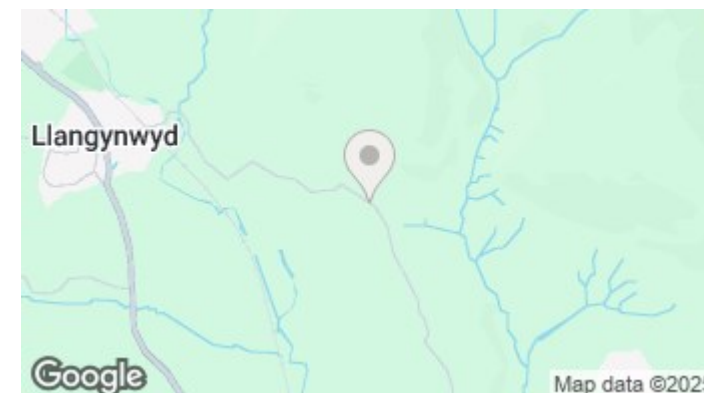
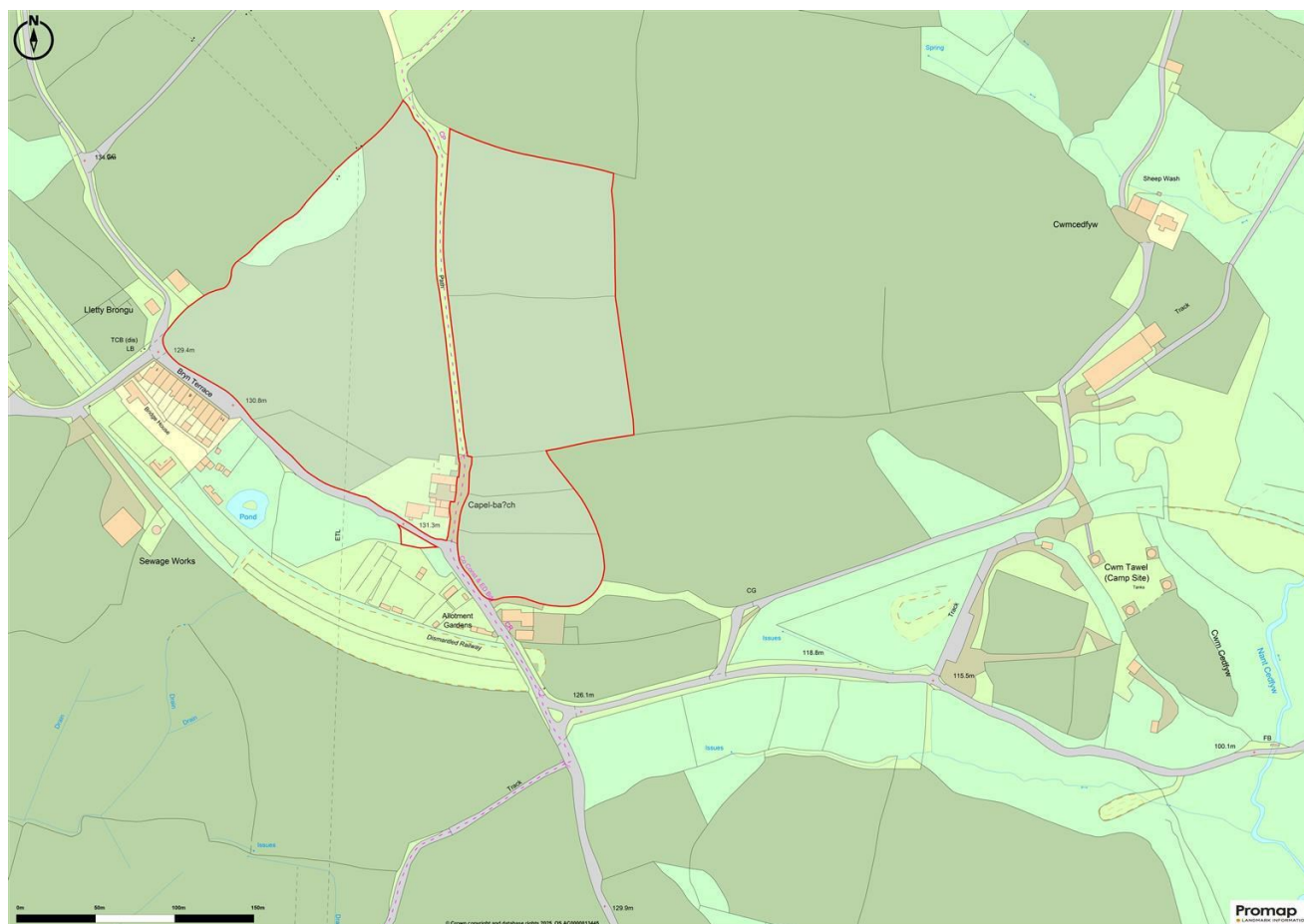
The sporting rights, mineral rights and timber are included within the freehold in so far as they are owned.

## HEALTH AND SAFETY

Viewers should be careful and vigilant whilst on the land and within the property. Neither the seller nor selling agents are responsible for the safety of those viewing the property and

## PROCEEDS OF CRIME ACT 2002

Watts and Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report proved necessary maybe precluded from conducting any further work without consent from NCA.



Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





**Bridgend**

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**

T 01446 773 500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**

T 029 2071 2266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**

T 020 7467 5330

E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

Follow us on



**Watts  
& Morgan**