



Guide Price £80,000

Llynfi View Maesteg CF34 0RE

The land extends to approximately 6.5 acres of pasture and comprises a single, mainly level field with a gentle gradient to the northern side. The land has been used for equestrian purposes for a number of years and is well suited to a range of uses, including equestrian, agricultural and amenity purposes. Easily mowable and manageable, the property offers an appealing opportunity for those seeking versatile pastureland in a countryside setting.

SITUATION

Caerau is an attractive former mining village set within the Llynfi Valley, approximately two miles north of Maesteg town centre. Surrounded by dramatic hillside scenery, forestry and open countryside, the area offers a strong rural feel while remaining within easy reach of local amenities. Positioned close to the boundary between Bridgend County Borough and Neath Port Talbot, Caerau enjoys access to neighbouring communities including Croeserw, Cymmer, Dyffryn and Nantyffyllon. The surrounding landscape makes it particularly appealing for those who enjoy outdoor pursuits, with excellent opportunities for country hacking and riding routes for local equestrian enthusiasts.

BRIEF DESCRIPTION

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DIRECTIONS

From Junction 34 of the M4 Motorway, proceed to the roundabout and take the first exit. Continue onto the A4063 and follow the road for approximately 9.3 miles towards Maesteg. Remain on the A4063 through the following roundabouts, taking the third exit at the first roundabout and the first exit onto Maesteg Road/A4063 at the next. Continue along the A4063 before turning right onto Bridge Street, then left onto Castle Street/B4282. Follow Castle Street as it continues through Maesteg, becoming High Street/A4063. Turn right onto Library Road, then turn left to remain on Library Road. Continue onto Greenfield Terrace before turning left onto Pleasant View. The property, 2 Llynfi View, Maesteg, CF34 0RE, will be found on the right-hand side.
W3W:///section.awaited.prowl

ACCESS

The land is accessed through a gate on the Eastern Boundary.

TENURE AND POSSESSION

The freehold interest is offered for sale with the benefit of vacant possession on completion.

PLAN

The plan attached is published for identification purposes only and while every care has been taken its contents and accuracy cannot be guaranteed.



SERVICES

We are informed there are no services at the property.

BOUNDARIES

The responsibility for boundary maintenance, where known, is as shown by the inward facing 'T' marks.

FENCING

The property does benefit from stock proof fencing, however the purchaser would have the responsibility of assessment for their own needs.

WAYLEAVES/EASEMENTS

The property 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.

GUIDE PRICE

£80,000

FURTHER DETAILS & VIEWINGS

The site may be viewed at any time upon receipt of these particulars subject to closing gates upon entering and leaving the property. 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

HEALTH & SAFETY

Due to the nature of the property, neither the seller nor agents are responsible for the safety of the viewing. All those viewing the property do so at their own risk.

PROCEEDS OF CRIME ACT 2002

Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.



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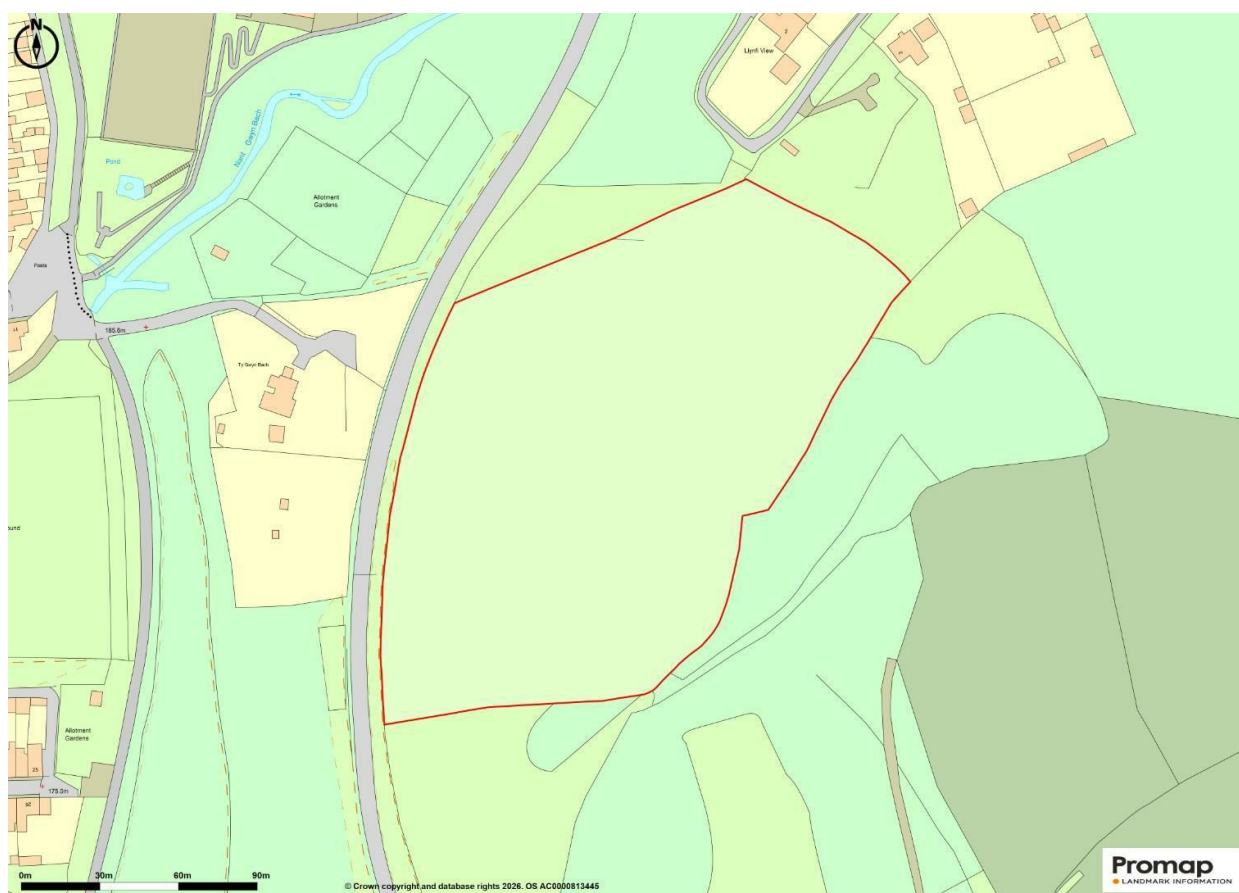
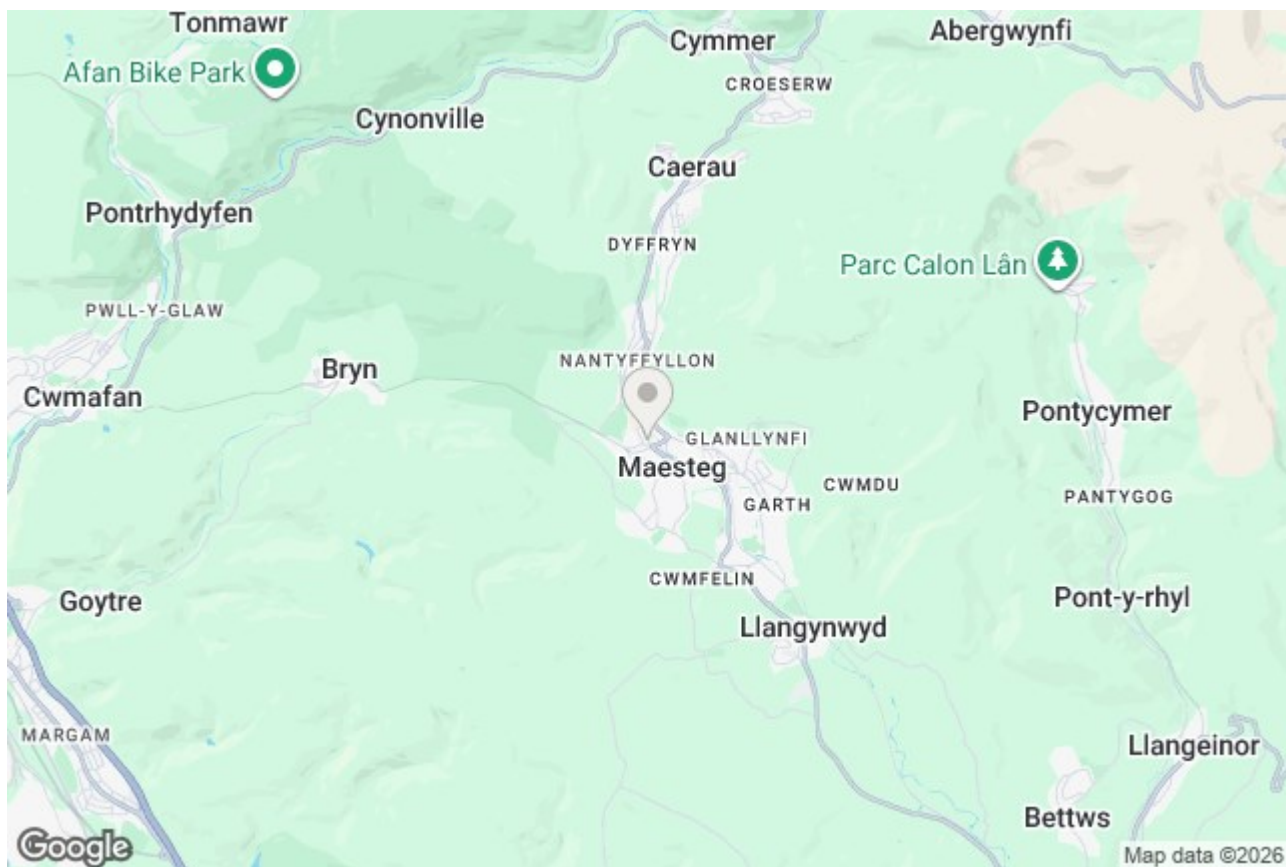
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