



Cilcarn Farm Cwmavon  
Port Talbot, SA13 2RA

Watts  
& Morgan



# Cilcarn Farm Cwmavon

Port Talbot, SA13 2RA

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**£1,500,000 Freehold**

4 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Cilcarn Farm offers an outstanding opportunity to acquire a well-positioned rural property within easy reach of Port Talbot and benefitting from excellent access to the M4 corridor. Extending to approximately 191.23 acres, the holding includes a four-bedroom detached farmhouse, presenting an attractive prospect for purchasers seeking a substantial farm in a highly accessible location.



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## Directions

Swansea Town Centre - 11.9 miles

Cardiff City Centre - 35.6 miles

M4 Motorway - 7.6 miles

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Your local office: Cowbridge

T: 01446 774152 (1)

E: rural@wattsandmorgan.co.uk





## Summary of Accommodation

### SITUATION

Cilcarn Farm enjoys a prime setting within the Afan Valley, one of South Wales' most vibrant and award-winning adventure destinations. Once renowned for its coal-mining heritage, the valley has been transformed into a world-class outdoor leisure hub, celebrated for its extensive network of over 130 kilometres of renowned mountain biking trails, as well as a wealth of picturesque walking routes. Situated in Neath Port Talbot, just a short drive from the M4 motorway, the area is centered around Afan Forest Park and offers convenient access to a range of local amenities and schools.

### THE FARMLAND

The land extends to approximately 191.23 acres (77.39 hectares) and comprises a mix of permanent pasture and rough grazing. The pasture is arranged in a number of separate enclosures, with boundaries principally formed by stock fencing. The land is considered to be predominantly stockproof, offering practical and flexible grazing accommodation within the wider holding.



### TENURE

We are advised that the property is held on a freehold basis with vacant possession upon completion.

### SERVICES

The property benefits from mains electric, Air Source Heat pumps, along with a private water supply.

### METHOD OF SALE

The property is offered for sale by Private Treaty

## BOUNDARIES

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

## WAYLEAVES/EASEMENTS/RIGHTS OF WAY

Cilcarn Farm 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

Cilcarn Farm 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.

## HEALTH AND SAFETY

The property is currently a working farm and therefore viewers should be careful and vigilant whilst on the land. Neither the seller nor selling agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk. Please note there may be cattle on the land.





### FURTHER DETAILS & VIEWINGS

Viewings are strictly by appointment only through the sole agents. If you have any questions, please contact Samantha Price of Watts and Morgan LLP. Telephone: 01446 774152 Email: [samantha.price@wattsandmorgan.co.uk](mailto:samantha.price@wattsandmorgan.co.uk)

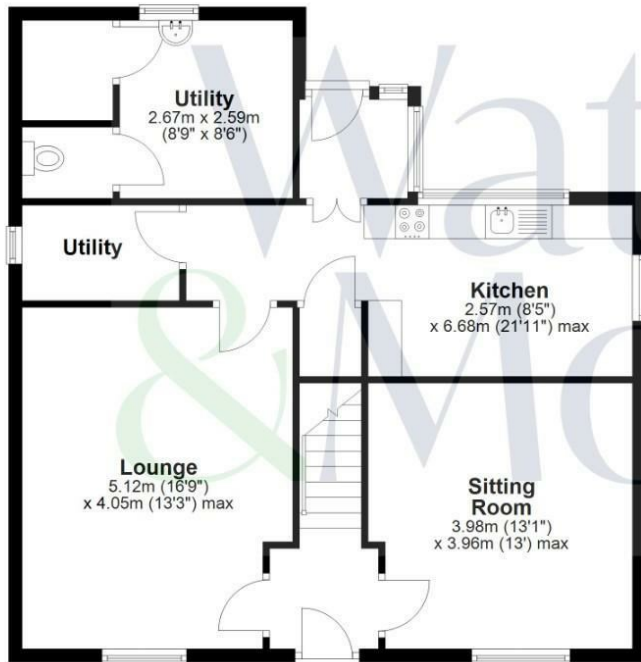
### PROCEEDS OF CRIME ACT 2002

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.

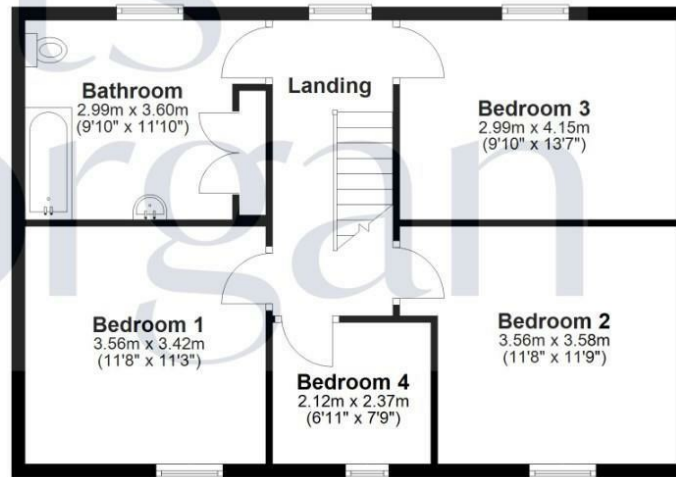




**Ground Floor**  
Approx. 74.6 sq. metres (803.2 sq. feet)

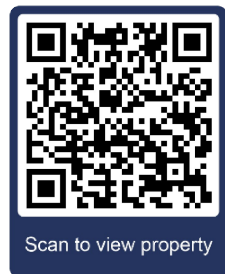


**First Floor**  
Approx. 64.2 sq. metres (690.8 sq. feet)



Total area: approx. 138.8 sq. metres (1493.9 sq. feet)

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>92</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>75</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



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.



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