



Guide Price £45,000

Maesteg CF34 0EB

The land comprises approximately 4.063 acres. The land has, we are informed, previously been used for grazing livestock, however in recent years it has been left unmanaged, and has become overgrown, with fern, briar and trees. Following land management with potential considered for agricultural, equestrian and amenity use.



## 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. Follow the road along the right hand bend, take the left hand turning and the land is situated on the right hand side.

W3W:/// says.lamplight.carefully

## SITUATION

The land 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.

## BRIEF DESCRIPTION

The land comprises approximately 4.063 acres. The land has, we are informed, previously been used for grazing livestock, however in recent years it has been left unmanaged, and has become overgrown, with fern, briar and trees. Following land management with potential considered for agricultural, equestrian and amenity use.

## ACCESS

The land is accessed through the gate on the Western 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

There are currently no services to the property.

## BOUNDARIES

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

## 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 of for the benefit of same, whether mentioned in these particulars or not. The property appears to have a path running through the land as shown on the plan.

## GUIDE PRICE

£45,000

## FURTHER DETAILS & VIEWINGS

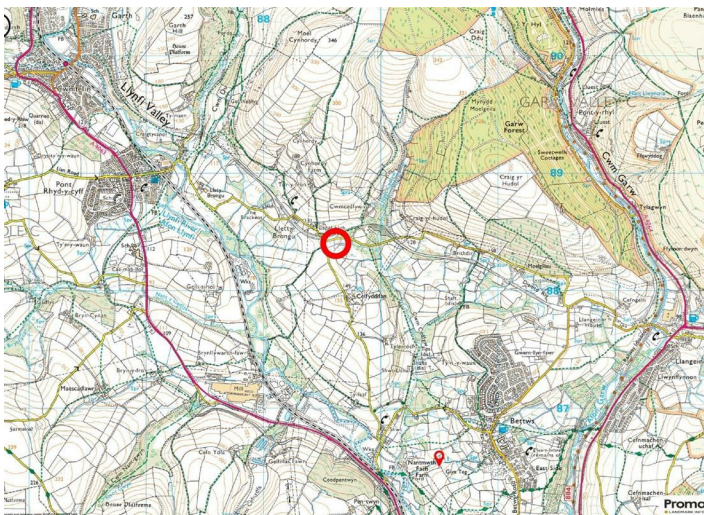
The site may be viewed at any time upon receipt of these particulars subject to closing gates upon entering and leaving the property. If you have any questions, please contact Samantha Price of Watts and Morgan LLP by telephone; 01446 774152 or by email; [samantha.price@wattsandmorgan.co.uk](mailto:samantha.price@wattsandmorgan.co.uk)

## 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.



### 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)

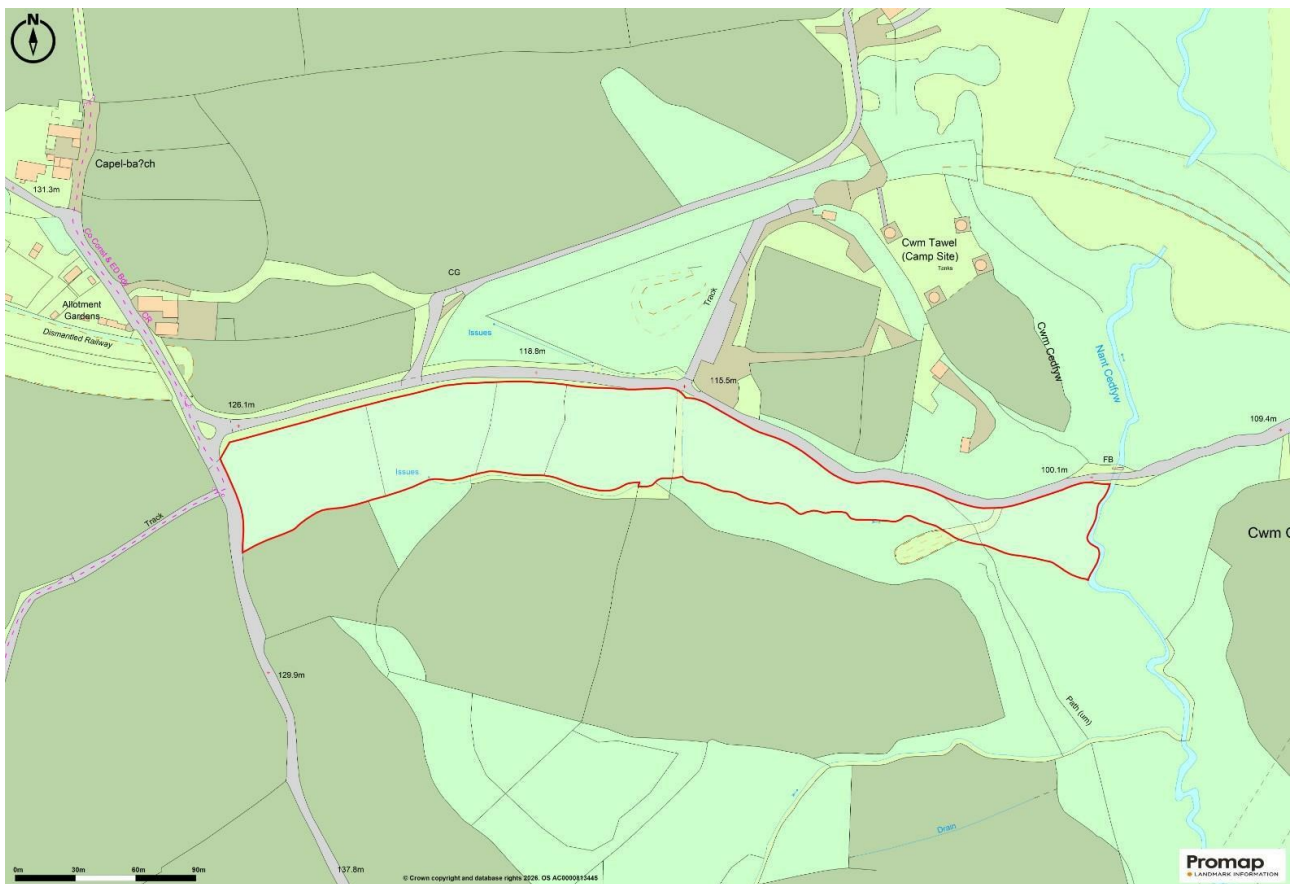
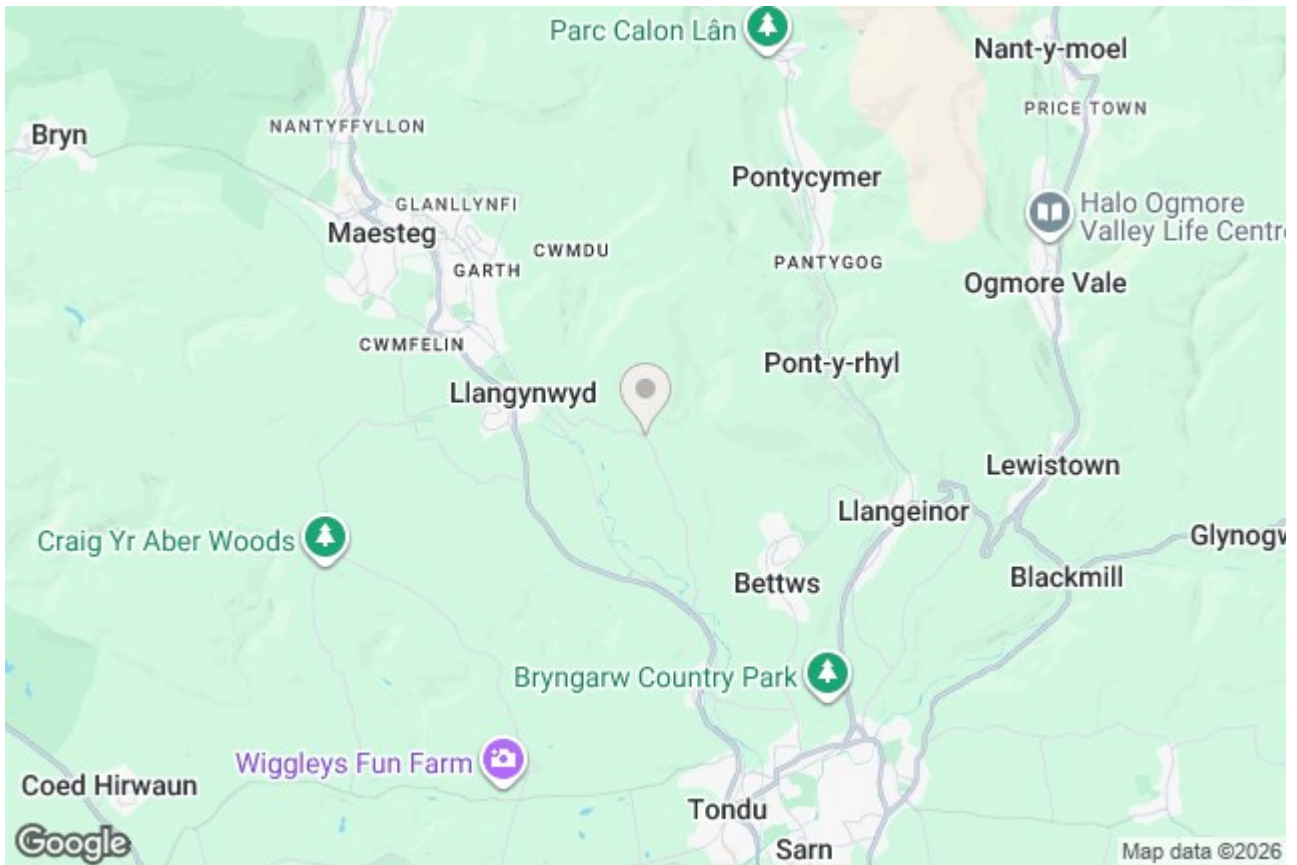
### Penarth

T 029 2071 2266

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

### Follow us on





#### 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)

Follow us on



Watts & Morgan is a trading name of Watts & Morgan LLP. Registered in Wales Partnership No. 0C306058. Registered Office 1 Nolton Street, Bridgend, CF31 1BX. Watts & Morgan LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract; (ii) no person in the employment of Messrs. Watts & Morgan has any authority to make or give any representation or warranty whatsoever in relation to this property.