



Gelli Fawr Farm, Park Howard Road
Ammanford, SA18 1PF

Watts
& Morgan



Gelli Fawr Farm Park Howard

Road
Cwmgors, Ammanford SA18 1PF

£650,000 Freehold

3 Bedrooms | 3 Bathrooms | 3 Reception Rooms

Gellifawr Farm presents a unique opportunity to acquire a small holding located a short distance from Pontardawe. Gellifawr Farm comprises a detached two bedroom farmhouse, holiday let planning permission reference: (E/31922) set in approximately 43.38 acres and a range of outbuildings.

Directions

Pontardawe Town Centre - 5.0 Miles

Swansea City Centre - 14.3 Miles

M4 Junction 45 - 9.6 Miles

Your local office: Cowbridge

T 01446 774152 (1)

E rural@wattsandmorgan.co.uk





Summary of Accommodation

DIRECTIONS

From Junction 45 of the M4 motorway, take the 5th exit towards Pontardawe. Continue on the A4067 and take the second exit at the roundabout. Continue on the A4067 for the next two roundabouts take the second exit. On approaching the town of Pontardawe, take the second exit at the roundabout. At the next three roundabouts, take the second exit. At the next set of traffic lights, take a left turn and continue along the A474 for approximately 4.9 miles. Take a left turn onto Park Howard Road towards the Cwmgors Industrial Estate. Continue to travel along the track for approximately 0.6 miles through the two gates until arriving at Gellifawr Farm.

W3W://took.nerves.kicked

SITUATION

The holding is situated in Gwaun-Cae-Gurwen, a small mining village located a short distance from the popular town of Ammanford offering a range of local amenities and services. Swansea is located within approximately 15 miles from the property. The property is located within easy access of the M4 corridor.

ABOUT THE PROPERTY

Gellifawr Farm presents a unique opportunity to acquire a small holding located a short distance from Pontardawe. Gellifawr Farm comprises a detached two bedroom farmhouse, holiday let planning permission reference: (E/31922) set in approximately 43.38 acres and a range of outbuildings.

THE FARM BUILDINGS

Traditional Stone Barn: 11.94m x 5.54m (39'2 x 18'2)

A traditional barn of stone construction beneath a dual pitched box profile roof. The building is attached to the main farmhouse offering excellent re-development opportunities (STPP).

General Purpose Shed: 11.26m x 6.28m (36'9 x 20'6)

Timber construction shed beneath a box profile mono-pitched roof with lean-to currently used for general storage.

THE FARMLAND

The land extends to approximately 43.38 acres (17.56 hectares) of permanent pasture with areas of rush and rough grazing. To the east of the farmstead is an area of peaty land with scattered trees extending to approximately 21.14 acres. There is a further 2.50 acres of steep scrub land with fern, brambles and trees. The land is divided into several individual parcels.

TENURE

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

SERVICES

Mains electricity are connected to the properties. Private LPG gas supply, with oil to the barn and drainage to a private sewerage system. We are informed that the water is supplied by a borehole.

METHOD OF SALE

The property is offered for sale by Private Treaty

BASIC PAYMENT SCHEME

The farm in part has been registered under the Welsh Basic Payment Scheme. There are no entitlements included as part of the sale.





BOUNDARIES

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

WAYLEAVES/EASEMENTS/RIGHTS OF WAY

The property has a number of public footpaths. Gellifawr 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

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

LOCAL AUTHORITY

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE
Tel: 01267 234567

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 or Isobel Thomas of Watts and Morgan LLP by telephone; 01446 774152 or by email; rural@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.

Gelli Fawr Farm, Gwaun Cae Gurwen, Ammanford, SA18

Approximate Area = 2108 sq ft / 195.8 sq m

Annexe = 1227 sq ft / 113.9 sq m

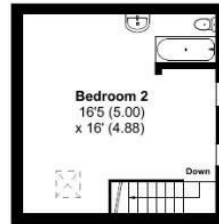
Outbuilding = 712 sq ft / 66.1 sq m

Total = 4047 sq ft / 375.8 sq m

For identification only - Not to scale



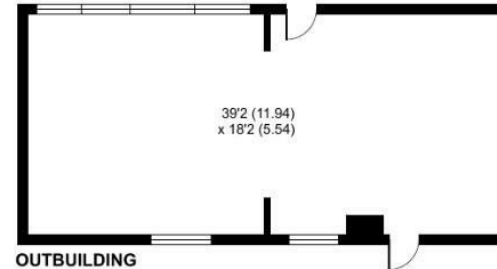
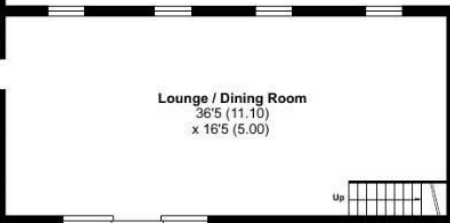
FIRST FLOOR 1



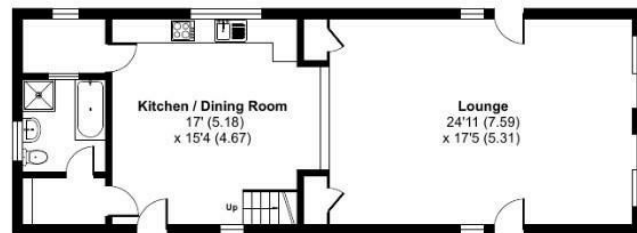
FIRST FLOOR 2



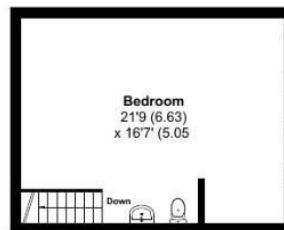
GROUND FLOOR



OUTBUILDING



ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR

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	13	38
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Watts & Morgan LLP. REF: 1188043



Scan to view property



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