



Llangewydd Court Farm House  
Court Coleman, Llangewydd, CF32 0ET

Auction Guide £60,000





## Llangewydd Court Farm

Court Coleman, Llangewydd, CF32

CF32

Due to strong pre-auction offers, we are taking best and final offers on this property until 5 pm Thursday 3rd of April. Please send your offer along with proof of funds.

For Sale by unconditional online auction on the 30th April 2025. A fantastic opportunity to acquire Llangewydd Court Farmhouse, a derelict property set in a serene rural location. This unique property offers immense potential for renovation or redevelopment (subject to planning permission) and is ideal for those looking to create a dream countryside retreat, a characterful family home, or an investment opportunity in a sought-after location. Set on a generous plot, just under an acre, amidst picturesque countryside, the property boasts uninterrupted rural views, offering a rare chance to enjoy the peace and tranquility of nature while still being conveniently located near Bridgend and key transport links. Whether you're an investor, developer, or self-builder, this is an exceptional opportunity to restore a historic farmhouse and bring it back to life. For more information or to arrange a viewing, contact us today! Buyers Premium \* Plus 5% Buyers Premium + VAT Pre Auction Offers Are Considered The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to ma





Floor Plan



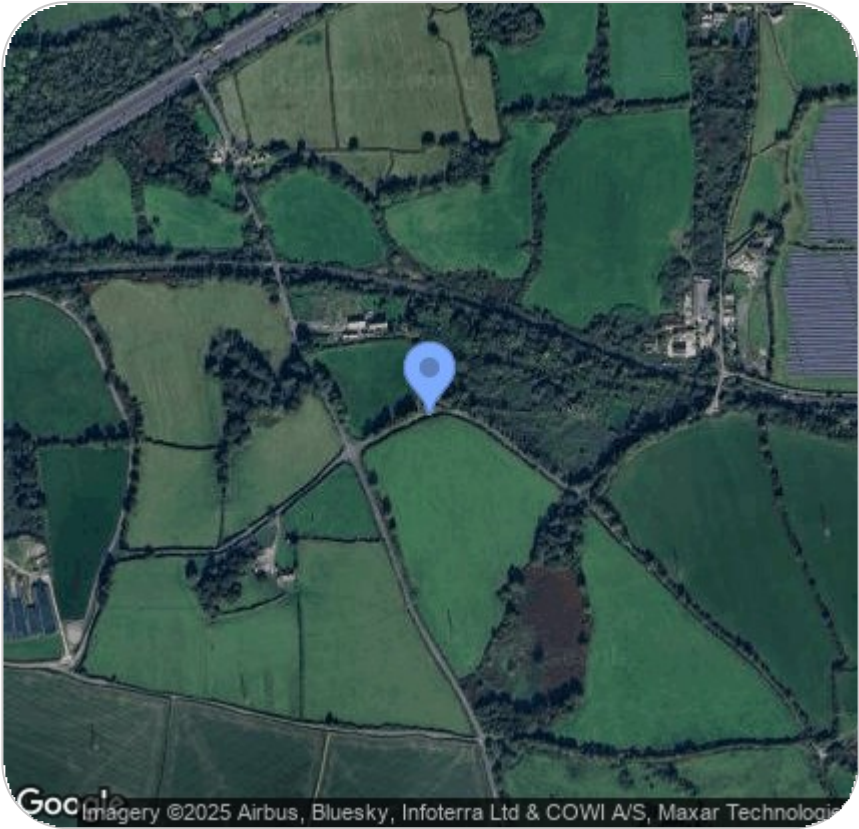
Viewing

Please contact our McHattons - Porthcawl Office on 01656 331577 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

