



**hrt**  
herbert r thomas

[hrt.uk.com](http://hrt.uk.com)

Nant-Y-Fedw Bungalow  
Bedlinog  
Treharris  
CF46 6UF

# Nant-Y-Fedw Bungalow Bedlinog

Asking price **£499,950**

A rare opportunity to acquire a 17 acre small holding situated in an elevated position enjoying far reaching Views, close to the village of Bedlinog.

Hillside 17 acre small holding.

Peaceful location close to Bedlinog Village.

Detached 2/3 bedroom bungalow.

Extensive range of stable buildings.

Enclosed grounds divided into multiple paddock spaces.

Potential to extend property subject to relevant planning permission.

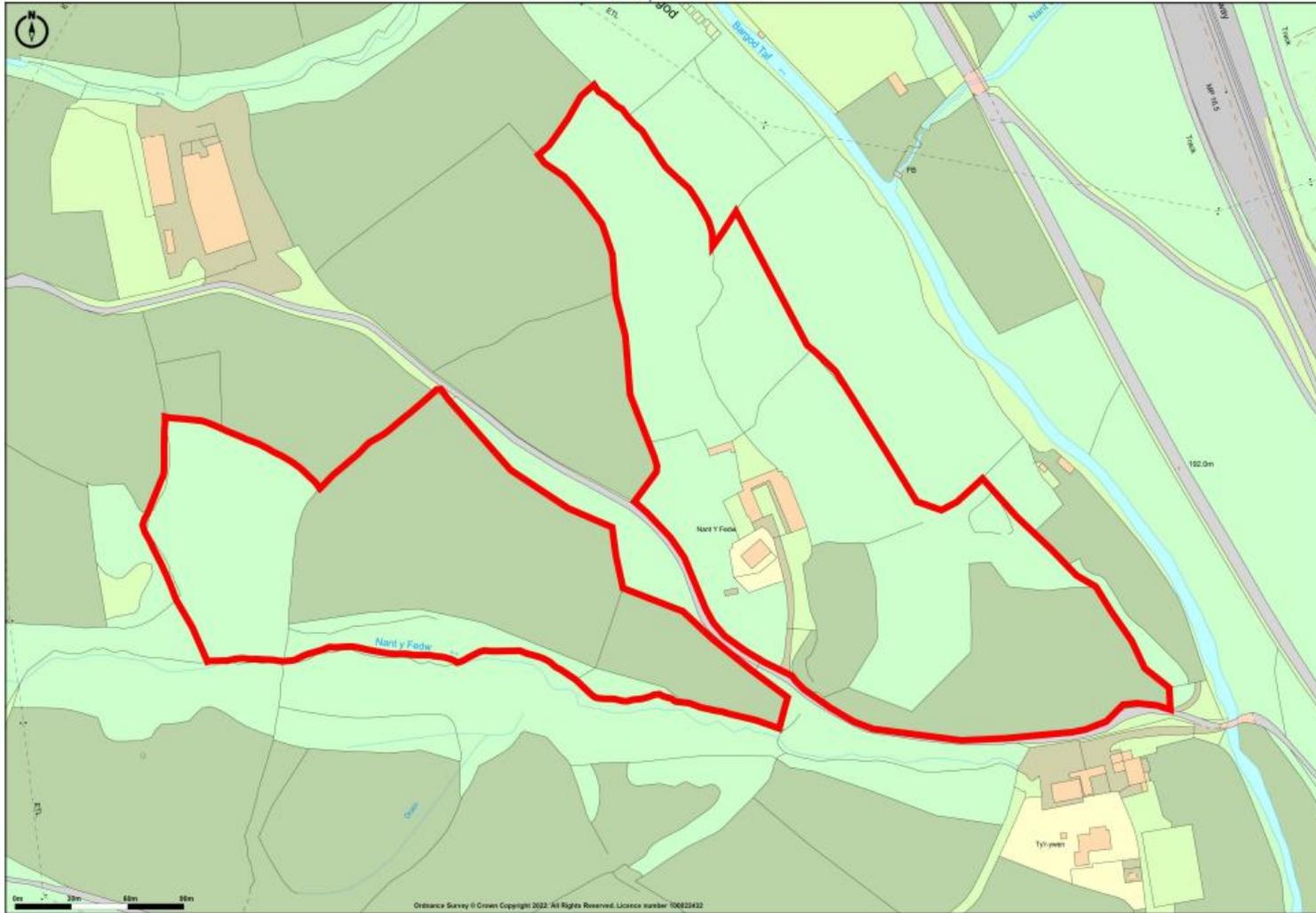
Ideal for Horse enthusiasts or those looking for a lifestyle change.

4 miles drive to A470

Viewing highly recommend recommended.



Site Plan  
The Oaks, Nant Y Fedw



**AWAITING FLOORPLANS**

Nant-Y-Fedw Bungalow offers a rare opportunity to acquire a smallholding, totalling 17.9 acres, situated in a semi-rural hillside location, yet still benefiting from good commuting options. The property enjoys views over its grounds and the surrounding countryside. It is an ideal equestrian property, featuring a range of stable buildings and excellent riding-out options.

The bungalow provides well-presented accommodation, briefly comprising an L-shaped entrance hall with loft inspection point and attractive ceramic tiled flooring.

The **lounge/dining room** is a generous reception space with a bow window to the front, enjoying views over the grounds and hillsides, along with a further side window. The room features a fireplace with marble hearth and ornate surround and mantle.

The dual-aspect **kitchen/breakfast room** enjoys the same views as the lounge. It offers a range of

cream-coloured, shaker-style, base and wall units, along with space for an electric cooker, washing machine, tumble dryer, and fridge/freezer. The flooring is a continuation of the ceramic tiling from the entrance hall.

The bungalow currently comprises two double bedrooms, although—with the addition of a partition wall—this could be reconfigured to create three bedrooms.

**Bedroom One** has a rear-facing window with views over the garden and fields beyond. It includes a built-in airing cupboard housing the hot water tank and shelf storage. A door leads into a dressing room (potential Bedroom Three), which has a window to the side.

**Bedroom Two** is a generously sized double bedroom with a rear-facing window.

The **family bathroom** is fitted with a white four-piece suite, including a panelled bath and a tiled corner shower cubicle with an electric rainfall shower and handset. The ceramic tiled flooring continues from the entrance hall.

Off the kitchen is a **side porch** with a window to front and glazed side door. This space houses the Worcester oil-fired central heating boiler and provides hanging and shelving space.

**Outside** the property is approached via a shared private driveway. A five-bar gate opens onto a private drive leading up to the bungalow and stable buildings. Much of the land surrounds the bungalow and stables and includes sloping paddocks and a cope of woodland, all bordered by stock-proof fencing and traditional stone walling.

On the opposite side of the shared driveway is an additional block of land and woodland, also enclosed with stock-proof fencing.





### Directions

What3Words: gymnasium.ages.reeling

### Tenure

Freehold

### Services

Mains electric. Water from shared bore hole.

Cesspit drainage. Oil central heating

Council Tax Band E

EPC Rating

Viewing strictly by  
appointment through  
Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

**hrt**  
herbert r thomas

59 High Street, Cowbridge, Vale of  
Glamorgan, CF71 7YL,  
01446 772911  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

**hrt** Est. 1926



AWAITING EPC



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.