



COED LLWYD
CROESYCEILIOG | CWMBRAN







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COED LLWYD IS A MIXED USE RESIDENTIAL AND COMMERCIAL PROPERTY PACKAGE WITH AROUND 5 ACRES OF PADDOCKS, BENEFITTING FROM PRIVATE RURAL POSITION, HOWEVER SUPERBLY LOCATED OFF THE A4042 AT CWMBRAN, WHICH CONNECTS DIRECTLY TO THE M4 & CITIES OF NEWPORT, CARDIFF AND SOUTH WEST. THE PROPERTY HAS A LARGE TWIN SPAN BUILDING, PREVIOUSLY USED FOR COMMERCIAL USE, ALONG WITH SPACIOUS YARD AREA. THIS OFFERS AN EXCELLENT OPPORTUNITY FOR A BUYERS OWN BUSINESS TO BE BASED AT COED LLWYD, OR TO BENEFIT FROM POTENTIAL COMMERCIAL INVESTMENT INCOME IF LET OUT, SUBJECT TO ANY PLANNING CONSENTS REQUIRED. THE PROPERTY WOULD CERTAINLY APPEAL TO ANY RURAL ENTERPRISE OR RURAL BASED BUSINESS.

- Detached dormer bungalow with first floor master bedroom with en-suite •
 - Three ground floor bedrooms and a family bathroom •
- Potential to create a further first floor en-suite bedroom subject to planning •
 - Superb far reaching views over the surrounding countryside •
 - Ample off-road parking and storage •
- Large twin span commercial building with steel framed storage facility and valuable spacious yard area •
 - A Certificate of Lawful Existing Use/Development (CLEUD) has been previously permitted for commercial business use from the buildings & yard •
- Potential for mixed use with commercial enterprises based from the property subject to the relevant planning consents •

Cwmbran 3 miles • Caerleon 4.8 miles • Newport 6.0 miles
 Usk 10.9 miles • Abergavenny 14.9 miles • Cardiff 18.8 miles • Chepstow
 20.1 miles • Monmouth 26.8 miles • Bristol 33.4 miles • London 140.6
 miles • Cwmbran Train Station 2.0 miles • Newport Train Station 5.7 miles
 Abergavenny Train Station 13.9 miles • Chepstow Train Station 21.4 miles
 Bristol Parkway Station 28.7 miles • Cardiff Airport 32.1 miles • Bristol
 Airport 38.2 miles • Birmingham Airport 110.2 miles
 (all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.

LOCATION & SITUATION

Cwmbran is a thriving town with an abundance of amenities to include Cwmbran Centre, a shopping and dining experience, various preschools, primary schools and secondary education at Croesyceiliog School and Cwmbran High School. The new Croesyceiliog School has had an investment of £30 million by the council and Welsh Government as part of the 21st Century Schools programme and provides accommodation for 1200 pupils aged 11-16. The property is just 3 miles from the independent Rougemont School. A brand new hospital is being constructed 'on the door step' in Llanfrechfa.

Green Meadow Golf and Country Club is located in the spectacular Monmouthshire countryside near to the new town of Cwmbran. It is only a 10-minute drive from the M4 motorway, and is very close to the A4042 which heads north to Pontypool and Abergavenny.

Llandegfedd (Llandegveth) Reservoir is a water supply reservoir set in the beautiful rolling landscapes of South Wales, near Pontypool. It boasts a watersports centre where paddleboarding, kayaking and windsurfing can be enjoyed. Sailing and fishing is also available as well as walking trails and picnicking in the woods.

Newport is just 6 miles away from the property with all the benefits a city has to offer, such as Friars Walk Shopping Centre, a railway station offering direct trains to London, bus station, cafes and restaurants. Tredegar House is a National Trust 17th century country mansion and gardens located at the western edge of Newport. The Celtic Manor Resort is a 5-star hotel, spa and golf course can be found at Coldra Woods on the outskirts of Newport. Newport also boasts The Riverfront Arts Centre and Theatre.

THE PROPERTY

Coed Llwyd has been a well-loved family home and business premises for many years. Although the business is no longer trading, a Certificate of Lawful Existing Use/Development (CLEUD) was obtained for the business to operate from Coed Llwyd which permitted sales of gates/fencing/landscaping products to the public. There is excellent potential for any buyer to live on site and operate a business from the property, subject to obtaining any necessary planning consents.

Coed Llwyd is a dormer bungalow located adjacent to several commercial buildings boasting wonderful views of the surrounding countryside. Step through an open porch into the entrance hall.

The entrance hall is spacious and centrally located with various





doors leading off to the ground floor rooms. Windows allows light to flood into the space, a theme that continues throughout the property. A circular, feature, stained glass window looking into the sitting room provides an attractive focal point.

The sitting room has glass sliding doors that frame far reaching views across the surrounding countryside. Concertina doors connect the sitting room with the formal dining room.

The formal dining room has an attractive arched brick fireplace with a multi-fuel stove sitting on a tiled hearth. Wall lights adorn the walls and a large window allows for enjoyment of the wonderful views.

Opposite the dining room is the kitchen/breakfast room. There are a range of teak cupboards and drawers with a double stainless steel sink and drainer sitting under the kitchen window. There is space for a cooker, washing machine and fridge. A door from the kitchen opens into a rear hallway.

Doors from the rear entrance lead to an office, cloakroom and utility/boot room. The office has a window overlooking the decked al-fresco dining area.

The utility/boot room has space for storing coats and shoes plus space for a tumble dryer and fridge freezer. The Worcester boiler is located in the utility area. A back door leads outside from the utility area. Next to the utility/boot room is a cloakroom with w.c.

The ground floor benefits from having three good sized bedrooms and a family bathroom. Each of the bedrooms has a superb view of the glorious countryside.

The bathroom has a raspberry pink suite comprising of a bath, pedestal wash hand basin, w.c and separate shower cubicle.

A staircase from the entrance hall leads up to the first-floor landing. There are storage cupboards across the landing and an airing cupboard. A Velux style window allows ambient light to flood the space.

The master bedroom is located on the first floor and benefits from having dormer windows and storage space in the eaves. The en-suite shower room has a white w.c, a corner shower unit and a pedestal wash hand basin.

A door from the landing opens into a large storage space that has potential to be converted into a further bedroom with en-suite subject to gaining any necessary planning permissions required.

OUTSIDE

There are two al-fresco dining areas directly outside of the property. A patio to the side overlooking the field and orchard and another to the rear directly outside of the kitchen. Both seating areas boast outstanding far reaching views across the fields and countryside.

The property and outbuildings combined offer a multitude of potential uses that could suit many different purchasers (STP). The paddocks are suitable for equestrian use or smallholding enterprises, with the possibility of utilising the outbuildings for equestrian or commercial enterprises, subject to any planning consents required.

At the entrance to Coed Llwyd is a large gravelled off-road parking area and spacious yard, previously used as a storage and sales area for fencing, gate & landscaping supplies. There is ample room for many commercial or domestic vehicles. To the right of the parking area is a paddock with access on two sides via three five bar gates. A public footpath crosses the paddock.

The paddocks extend to approximately 5 acres which wrap around the commercial buildings. At the end of the field is a small orchard with a variety of fruiting trees to include apple, pear, plum and cherry. Overlooking the orchard is a decked seating area with a pretty enclosed pond.

Next to the commercial building is a steel framed open fronted storage facility with a mesh wall that can be rolled up making it open sided.

Outbuilding 1

The access to the first outbuilding is via an electric roller door. Inside, areas of the outbuilding have been partitioned off. There is a mezzanine level that connects through to outbuilding 2. It has power and lighting.

Outbuilding 2

Accessed via timber glazed doors and sliding, steel security doors. The ground floor has three internal rooms which were formerly used as a shop counter and offices. To the rear of the outbuilding is another office and a kitchen. The kitchen has a base unit with a stainless steel sink and drainer above. There is also a cloakroom with a w.c and a wall mounted wash hand basin. Next to the cloakroom are steps down into Outbuilding 1. Stairs from the ground floor lead up to the first floor galleried landing.

The first floor landing overlooks the ground floor. A glass door opens into an office. Either side of the office are storage areas.



FLOORPLAN

1ST FLOOR 124.86 sq. m.
(1343.97 sq. ft.)

1ST FLOOR 147.73 sq. m.
(1590.20 sq. ft.)

MEZZANINE FLOOR
18.12m x 4.49m
59'5" x 14'9"

OFFICE
4.35m x 3.96m
14'3" x 13'0"

OUTBUILDING 1
18.12m x 6.53m
59'5" x 21'5"

OUTBUILDING 2
18.12m x 8.55m
59'5" x 28'1"

STEEL FRAMED STORAGE FACILITY
11.04m x 4.74m
36'3" x 15'7"

GROUND FLOOR 124.86 sq. m.
(1343.97 sq. ft.)

LOFT SPACE
12.50m x 7.27m
41'0" x 23'10"

MASTER BEDROOM
4.99m x 6.18m
16'4" x 20'3"

BEDROOM
3.00m x 3.64m
9'10" x 11'11"

BATHROOM
2.13m x 2.69m
7'0" x 8'10"

BEDROOM
2.24m x 2.69m
7'4" x 8'10"

BEDROOM
3.85m x 3.64m
12'8" x 11'11"

KITCHEN/BREAKFAST ROOM
4.49m x 3.63m
14'9" x 11'11"

OFFICE
1.82m x 2.38m
6'0" x 7'10"

DINING ROOM
4.27m x 3.52m
14'0" x 11'7"

HALL

PORCH

STORM PORCH

SITTING ROOM
4.27m x 5.60m
14'0" x 18'4"



TOTAL FLOOR AREA : 249.72 sq. m. (2687.93 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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KEY INFORMATION

Agents Note: There is a public footpath within the grounds of Coed Llwyd.

Agricultural Occupancy Condition & CLEUD: We are informed that an Agricultural Occupancy Condition was removed from the property over 20 years ago.

A Certificate of Lawful Existing Use/Development (CLEUD) has been secured for the storage and sale of agricultural goods such as fencing/gates and commodities from the property. The commercial buildings and yard area were used for this use previously.

Services: Coed Llwyd benefits from mains water, mains electricity, private drainage and oil-fired central heating.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

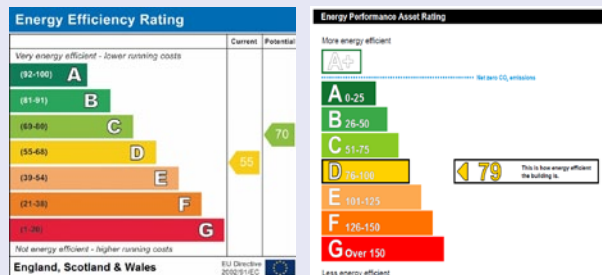
Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: G

Local Authority: Torfaen County Borough Council.
Telephone 01495 762200

Viewings: Strictly by appointment with the selling agents.

Directions: From A4042, cross the roundabout taking the second exit signposted Newport and Police Headquarters onto the Croesyceiliog Bypass. Continue, passing the first exit for Cozee Cats Cattery taking the next exit left clearly signposted Coed Llwyd Bungalow. Continue on the private road until you reach a fork in the road. Bear left and follow the road to the property.



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