



## Land at Glyn Mawr, Ynyswen, Penycae, Powys SA9 1YX

**Guide Price: £165,000**

### Property Features

- 31.28 acre parcel of grazing land and woodland
- Traditional stone outbuilding and stable/field shelter
- Situated on periphery of Ynyswen, between Abercrave & Penycae
- Breath taking views over surrounding valley
- Quiet Position with Excellent Access to the A4067
- Of great appeal to those seeking land for environmental, conservation, equestrian, agricultural or recreational purposes

### Property Summary

An exciting opportunity to acquire a 31.28 acre (approx.) parcel of land comprising a mixture of grazing land and woodland situated on the periphery of the village and community of Ynyswen, nearer the large villages of Abercrave and Penycae, in the Upper Swansea Valley, offering considerable equestrian, amenity and lifestyle appeal.



## Full Details

### Overview

An exciting opportunity to acquire a 31.28 acre (approx.) parcel of land comprising a mixture of grazing land and woodland situated on the periphery of the village and community of Ynyswen, nearer the large villages of Abercrave and Penycae, in the Upper Swansea Valley.

Ynyswen is a well-regarded village near Ystradgynlais in Powys, set within the Brecon Beacons National Park at the upper end of the Swansea Valley. Known for its striking scenery and peaceful rural atmosphere, the area offers an attractive countryside lifestyle while remaining well connected.

Ystradgynlais provides a good range of everyday amenities including supermarkets, independent shops, cafés, schools and healthcare facilities. The surrounding area is renowned for its walking and outdoor pursuits, with Pen y Fan and the popular Four Waterfalls Walk both within easy reach.

The village is conveniently positioned for access to Brecon, Neath and Swansea, with strong road links to the wider South Wales region and the M4 corridor, making it an ideal balance of rural living and accessibility.

### Outbuildings

The land benefits from a traditional stone outbuilding under a pitched corrugated sheeted roof with rear lean-to utilised as a stable and tack room / hay store. There is also a further timber field shelter.

### Land Classification

The land is classified as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils and is as Grade 5 agricultural land according to the Agricultural Land Classification produced by the Welsh Government.

### Access

The land and stables are accessed off Cribarth, an established residential street, a short distance off the A4067.



## Further Information

### Tenure

We are advised the land is held on a Freehold basis.

### Services

We are advised the land benefits from a natural water source with no other mains services / connections.

### Wayleaves, Easements and Rights of Way

The property is sold to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

We understand that a Bridleway referenced 089/22/1 and Footpath referenced 089/24/1 according to Powys County Council Right of Way Maps.

### Planning

Please direct all planning related enquiries to Powys County Council - Spa Road East, Llandrindod Wells, Powys, LD1 5LG.

Telephone: 01597 827460

### Local Authority

Powys County Council, Spa Road East, Llandrindod Wells, Powys, LD1 5LG.

Telephone: 01597 827460.

### Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.



## Viewing

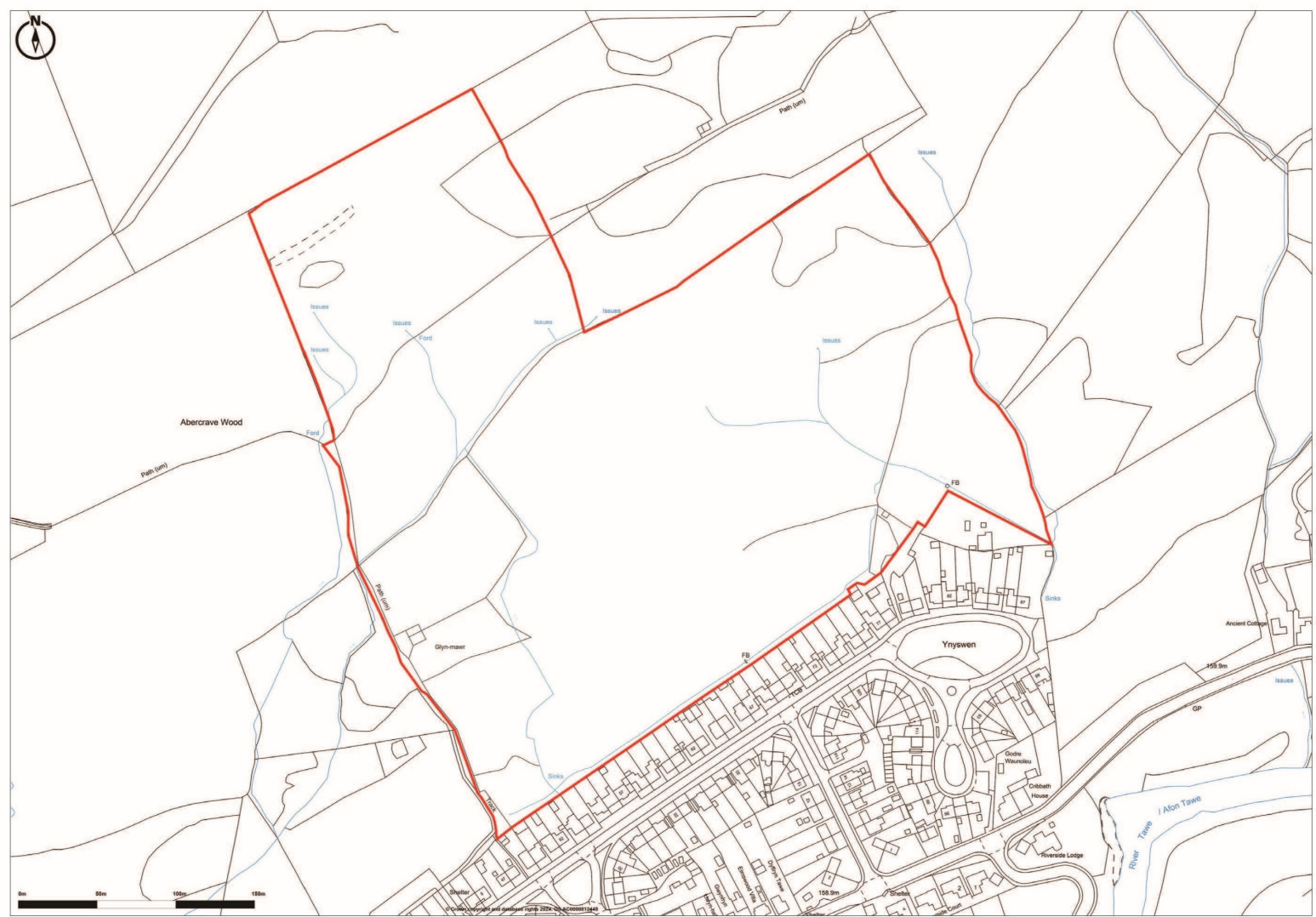
Strictly by appointment with sole selling agents Rees Richards & Partners.

Please contact our Swansea Office for further information -

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