



Date as Postmark

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Dear Sir / Madam,

**Cefn Rhyswg Farm, Cwmcarn, Newport**

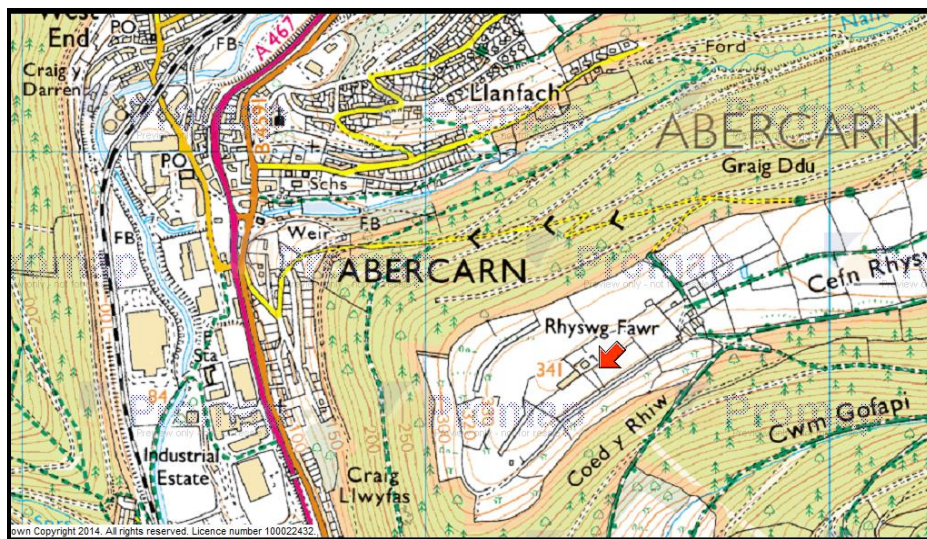
We have pleasure in enclosing the preliminary particulars, with attached floorplan & farm plan for the above property, which has been recently launched to the market.

Cefn Rhyswg Farm is offered for sale by Private Treaty at a Guide Price of **£750,000**.

**Directions:**

From Crumlin, proceed south on the A467, at the roundabout with the A472 (heading west) proceed straight over this roundabout continuing on the A467 (2<sup>nd</sup> exit signposted Newport). Continue until the next roundabout at Abercarn and take the first exit onto the B4591. Continue along the B4591 which runs parallel with the A467 and pass through Abercarn highstreet. Proceed down the gentle hill towards re-joining the A467 and turn left up the hill which is signposted Rhyswg Road. Take the first left to continue up the hill along Rhyswg road. After the next right hand bend, continue straight on (do not follow Rhyswg road around to the right). This single track tarmac road proceeds through the forestry and climbs up the hill around several bends and provides access to several properties, including Cefn Rhyswg Farm on the plateau at the top of the hill. The farm entrance is immediately in front after passing both residential properties.

**Location Plan:**



**Viewings by prior appointment with the selling agent only.**

A full brochure is in the process of being prepared. If you would like to discuss the property in further detail, or to arrange a viewing, then please contact us on 01600 714140.

**Market Appraisals**

If you are thinking of selling any rural property or land and would like detailed professional advice on the valuation and marketing your property then we would be delighted to assist with providing a free Marketing Appraisal of your property.

Please do visit our website for our full range of property services:-

**[www.powellsrural.co.uk](http://www.powellsrural.co.uk)**

**Yours faithfully,**

**Powells Chartered Surveyors**