



herbert r thomas

36 Wigan Terrace  
Bryncethin, Bridgend,  
CF32 9YE

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# 36 Wigan Terrace

Asking price £179,995

Ideally located in Bryncethin, close to local amenities and offers excellent commuter access to Junction 36 of the M4 Motorway is this ideally located in Bryncethin, close to local amenities and offers excellent commuter access to Junction 36 of the M4 Motorway

Spacious three bedroom terraced property

Within walking distance of all the local amenities

Open plan lounge/dining room

Generous sized first floor family bathroom with corner bath

Close proximity to Junction 36 of the M4 Motorway

Enclosed rear garden





This traditional three-bedroom mid-terrace home, built in the early 1900s, is ideally located in Bryncethin, close to local amenities and offers excellent commuter access to Junction 36 of the M4 Motorway. The property is beautifully presented and full of character, featuring an inviting entrance hallway with decorative tiled flooring and panelling, a bright and spacious open-plan lounge/dining room and a well-equipped fitted kitchen with garden access. Upstairs offers two generous double bedrooms, a well-proportioned single bedroom, and a large, fully tiled family bathroom. Externally, the enclosed rear garden provides a covered patio area, lawned garden, and a brick-built outbuilding ideal for storage or workshop use.

The property is ideal home for families, first-time buyers, or anyone seeking a charming period property in a convenient location. **Ground Floor** The property is entered via a composite front door with a decorative glazed panel, opening into a small entrance porch. A full glazed internal door leads through to the main hallway, which features decorative tiled flooring, dado rail, and wall panelling to the sides. Power points are provided, and the staircase rises to the first floor. A door from the hall opens into the spacious lounge/dining room, which benefits from windows to both the front and rear, allowing plenty of natural light. The Karndean flooring runs throughout this room, which also features a decorative fireplace with shelving. There is ample space for lounge furniture as well as a six-seater dining table, making it ideal for both everyday living and entertaining. A door leads through to the kitchen. The kitchen is fitted with a range of base, wall, and drawer units with complementary wooden work surfaces. Additional features include display cabinets, shelving, wine racks, and space for a fridge freezer. Integrated appliances include a

built-in electric oven, four-burner gas hob, and dishwasher. There is a 1.5 bowl sink unit positioned beneath the window, and a side door provides access to the garden. Further benefits include a useful under-stairs storage cupboard, tiled flooring, and partially tiled walls.

**First Floor** The landing is carpeted, with feature panelled walls continuing from the staircase. Doors lead to three bedrooms and the family bathroom. The main bedroom is a generous double room with laminate flooring, a window to the front, and a full range of fitted wardrobes with over-bed storage, providing excellent hanging and storage space. Bedroom two is another double room with laminate flooring and a window overlooking the rear garden, with space for additional bedroom furniture. Bedroom three is a well-proportioned single room with carpeted flooring, a front-facing window, and space for a single bed and

additional furniture. The family bathroom is a generous-sized, fully tiled room featuring a corner bath with off-tap shower attachment, WC, and pedestal wash hand basin. There is plumbing and space for a washing machine, along with a cupboard housing the Viessman combi boiler and additional storage space. Two rear-facing windows provide natural light, and the floor is tiled.

**Garden** To the rear of the property is a useful covered area accessed directly from the house. This interlocking brick patio is sheltered by a polycarbonate roof, providing an ideal seating or storage area. Steps lead up to the remainder of the garden, which is mainly laid to lawn with a pathway running through to a further patio area at the rear. The garden is fully enclosed by brick-built walls and wooden fencing, and also benefits from a brick-built outbuilding at the rear, offering excellent storage or potential workshop space.





## Tenure

Freehold

## Services

All mains services

Council Tax Band C

EPC Rating D

## Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

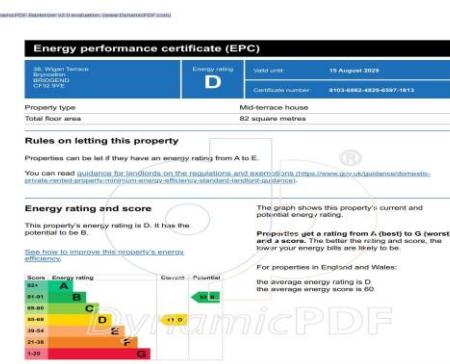
## Directions

From Junction 36 of the M4, take the A4061 signposted Ogmore Vale and Llangeinor. Continue along the A4061 as it drops into Bryncethin, passing Bryncethin Primary school on the left hand side and the Royal Oak pub on the right hand side. At the traffic lights, continue straight ahead. At the roundabout continue straight ahead taking the second exit signposted Blackmill. After approximately 400 yards take the first turning left onto Wigan Terrace. The property can be found at

Viewing strictly by appointment  
through Herbert R Thomas  
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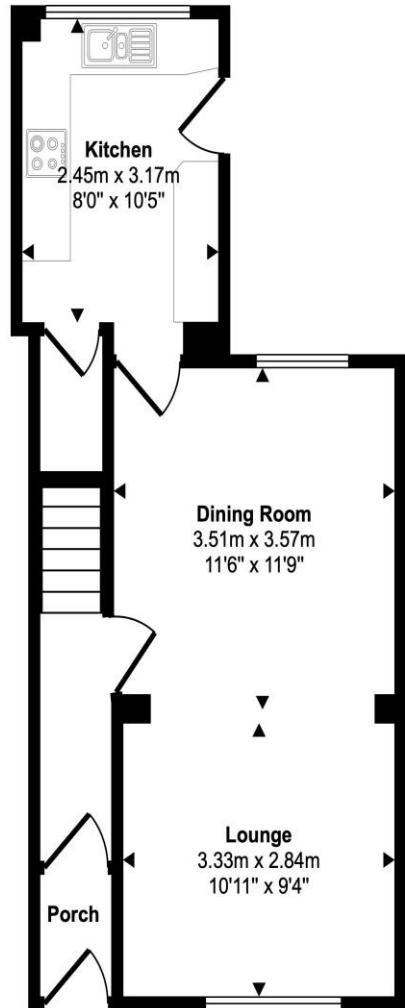


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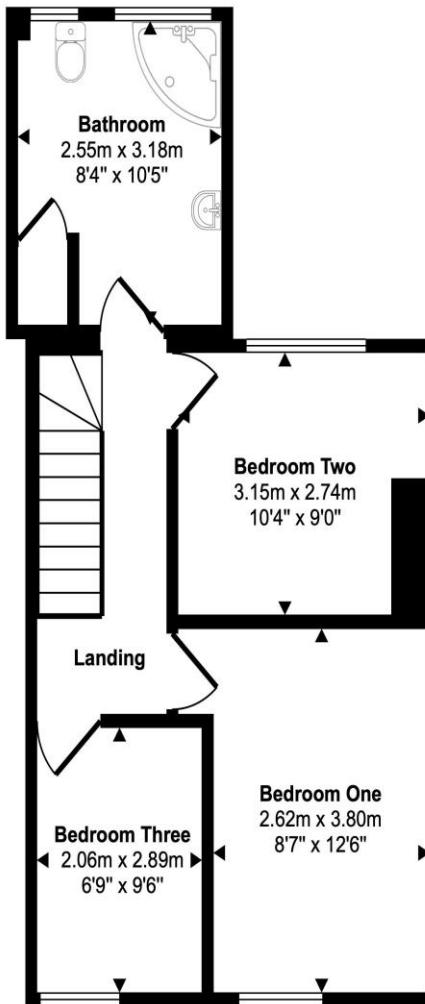
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Approx Gross Internal Area  
79 sq m / 853 sq ft



Ground Floor  
Approx 38 sq m / 406 sq ft



First Floor  
Approx 42 sq m / 447 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

