



herbert r thomas

Ty-Isha, Hot Wells  
Llangeinor, Bridgend, CF32  
8NU

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## Ty-Isha Hot Wells

Asking price **£280,000**

Offering panoramic village and hillside rural views yet less than a 10 minute drive to Junction 36 of the M4 is this lovingly maintained detached cottage which dates back to approximately 1870.

Situated in an elevated semi rural location

A very well maintained 3/4 bedroom detached cottage in need of modernisation

Has been owned by the same family in excess of 100 years

Within walking distance to the local village of Llangeinor

Convenient commuter access to Junction 36 of the M4

Two story extension to one side

Conservatory offering far ranging views

Deceptively large plot with a garden ideal for allotment to use

Detached garage and off-road parking

Viewings highly recommended





A short drive from Junction 36 of the M4 lead you out into the garden valley where this deceptively spacious detached family home is situated in an elevated position offering unrivalled views. Over the years the property has had extensions added to include a two story extension to one side that now offers a large reception room to the ground floor and generous double bedroom to the first floor and a conservatory extension with a useful garden store shed below.

The property would benefit from modernisation throughout however has plenty of scope (subject to planning permission) to be remodelled or set up as one primary residence with a one bedroom annex. The property is entered via a PVCu and glazed panel door into an entrance hallway, with stairs rising to the primary first floor accommodation and doorways leading to the extended side of the property and the main lounge. The main lounge is a bright

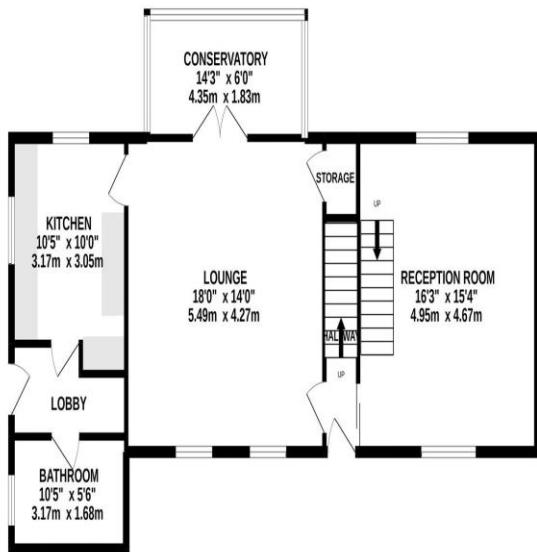
and spacious room with a stone fireplace, two PVC windows, a doorway leading to a generous sized under stairs storage cupboard and patio doors leading out to the conservatory extension. The conservatory has windows to all three sides providing elevated far ranging views. Leading off the main lounge a doorway gives access into the kitchen/breakfast room. There are two windows flooding the room with natural light and offering views over the local village of Llangeinor. The kitchen has been fitted with a range of matching base and wall mounted units with a laminated worksurface over. There is space for a freestanding cooker, space for an appliance and a second door leads from the kitchen into an inner hallway/utility space. Within this area there is space for an additional appliance, a door leading out to the garden and a further door giving access to the ground floor bathroom. The ground floor bathroom has been fitted with a three-piece suite comprising of low-level WC, pedestal wash hand basin and a

panel bath with an electric shower fitted over and glazed shower screen. There is full height tiling to all walls, tiling to floor, an obscure glazed window providing natural light and the modern fitted gas combination boiler has been installed in one corner. Within the extension is a generous sized second reception room, with two windows to both the front and rear of the property. The space could easily accommodate a kitchenette area and has exposed tread open staircase providing access to the first floor.

On the first floor is a large double bedroom with built in wardrobe storage and benefits from windows to both the front and rear. The remaining bedroom accommodation is found within the original cottage and comprises of a single bedroom, good size double bedroom and a room previously used as a bedroom but would make an ideal home office, as doorways to both bedrooms lead off this room.

To the outside, the property sits on a deceptively large plot and benefits from off-road parking spaces to one side as well as a parking space ahead of a detached garage. The garage is a generous sized single garage with a modern fitted electric roller shutter door. The main gardens are set to the side and rear of the property and a bordered by stone walls. The garden features an established laundry area, allotment areas, two glass greenhouses, a fishpond and two paved and brick pavia patio areas. Access from the garage to the garden is via a wooden gate and there is a further wrought iron side gate leading from the parking area at the side. Finally within the garden positioned below the conservatory is a good sized garden store shed.

GROUND FLOOR  
864 sq.ft. (80.3 sq.m.) approx.

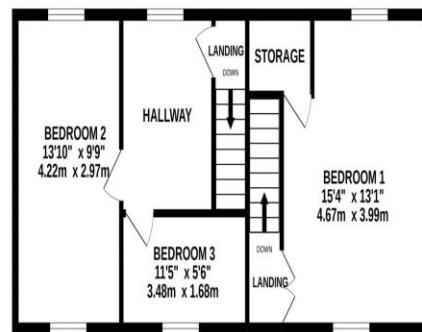


TOTAL FLOOR AREA: 1434 sq.ft. (133.3 sq.m.) approx.

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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1ST FLOOR  
570 sq.ft. (53.0 sq.m.) approx.





## Directions

From junction 36 of the M4 follow the signs for the Garw Valley taking the A4061 through Bryncethin, at the second set of traffic lights turn left onto the A4065. Take the second exit off the roundabout and the next right onto the A4065, follow this road into Llangeinor Village and out the other side. Follow the road for around half a mile and the property can be found on the right hand side as indicated by our for sale sign.

## Tenure

Freehold

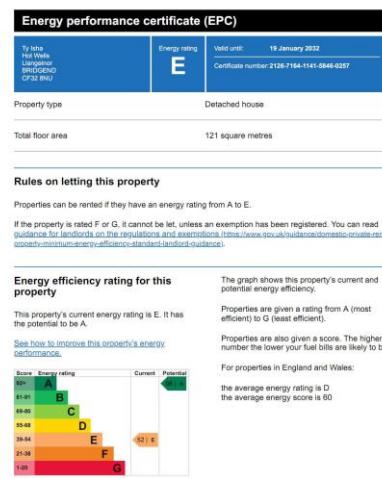
## Services

mains water, electric and gas. Cesspit.

Council Tax Band E

EPC Rating E

2/7/22, 4:35 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK



<https://find-energy-certificates.service.gov.uk/energy-certificate/2126-7164-1141-5846-0257/printview>

Viewing strictly by appointment through Herbert R Thomas

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