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31 Pwllcarn Terrace

Blaengarw,

Bridgend,

CF32 8AS



# 31 Pwllcarn Terrace

Asking price **£129,950**

Set at the end of a quiet no-through road, this three-bedroom home enjoys an enviable rural position with far-reaching mountain views and immediate access to countryside walks, cycling routes and outdoor pursuits, while remaining well connected to local amenities. An ideal opportunity for first-time buyers, investors or those seeking a lifestyle-led retreat with no onward chain.

Three-bedroom property with two reception rooms

No ongoing chain

Ideal first-time purchase or lifestyle investment

Enjoying open mountain and countryside views

No through road, positioned at the end of a quiet valley

Kitchen/diner

Gas combination central heating

uPVC double glazing

Excellent access to mountain walks, cycling and outdoor pursuits









Situated in a peaceful rural setting at the end of a blind valley, this three-bedroom home enjoys uninterrupted countryside and mountain views, offering a rare combination of seclusion, scenery and accessibility. With no through road and a rural position, the property provides an ideal retreat for those seeking a lifestyle-focused home or an excellent opportunity for short-term letting or Airbnb use, given its proximity to outdoor attractions.

The surrounding area is particularly appealing to walkers, cyclists and outdoor enthusiasts, with mountain biking trails, lakes, horse hacking routes and countryside walks all close at hand. The popular cycle route leading to Bryngarw Country Park is only a short stroll away, while local amenities, schools and a regular bus route remain conveniently accessible. Internally, the accommodation is well arranged and offers flexible living space.

The ground floor comprises two reception rooms, providing distinct lounge and sitting

areas, along with a spacious kitchen/diner and a family bathroom.

To the first floor are three bedrooms, all enjoying pleasant outlooks, with the rear bedroom also housing the Worcester combination boiler within a fitted cupboard. The property benefits from gas combination central heating and uPVC double glazing throughout, contributing to comfort and efficiency.

Externally, the home is approached via steps leading up to a tiered front garden, while to the rear is an elevated tiered garden with rear lane access, offering further outdoor space and potential for seating areas to enjoy the surrounding views.

Offered to the market with no ongoing chain, this is a property that will appeal equally to first-time buyers, lifestyle movers and those seeking a scenic investment opportunity in a highly desirable countryside setting.





## Tenure

Freehold

## Services

All mains services  
Council Tax Band A  
EPC Rating

## 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.

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## Directions

From Junction 36 of the M4, follow the signs for the Garw Valley and take the A4061 through Bryncethin. At the second set of traffic lights, turn left onto the A4065. At the roundabout, take the second exit and then take the next right, continuing on the A4065. Follow this road into Llangeinor village and continue through and out the other side. Proceed for approximately five miles, passing through Pontycymmer and into Blaengarw village. Remain on the main road, exiting the village to the north, where Pwllcarn Terrace will be found at the end of the road. The property is located on the left-hand side, as indicated by our for sale board.

Viewing strictly by appointment  
through Herbert R Thomas

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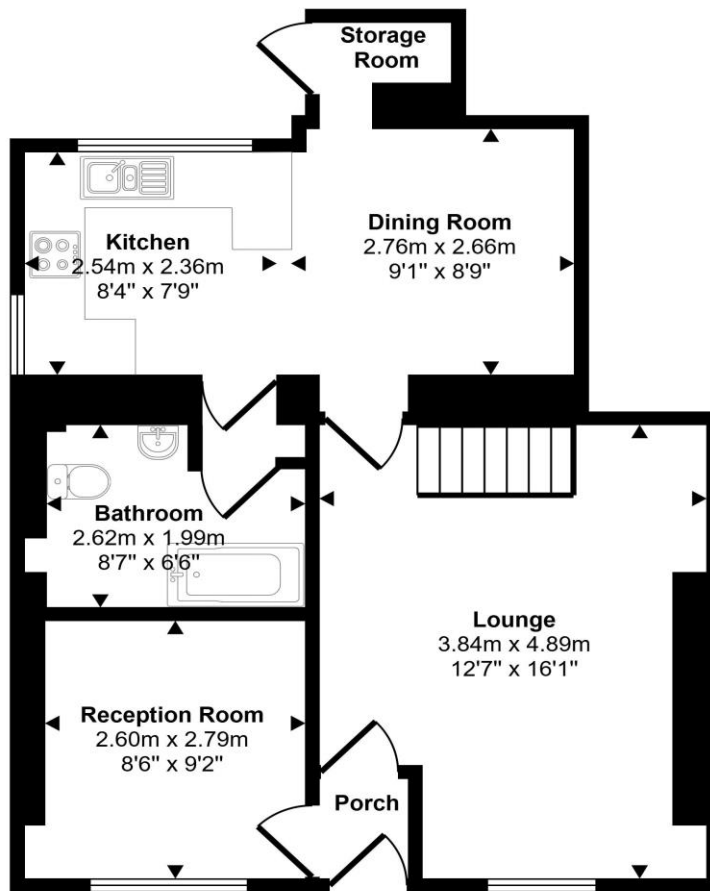


These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



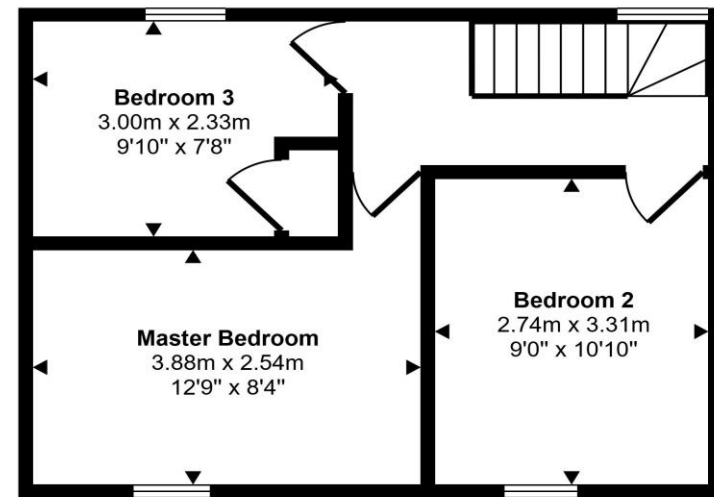


Approx Gross Internal Area  
86 sq m / 923 sq ft



Ground Floor

Approx 52 sq m / 559 sq ft



First Floor

Approx 34 sq m / 364 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.



