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herbert r thomas

Tymeinwr Farm
Tymeinwr Avenue
Blaengarw
Bridgend
CF32 8NE

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By Private Treaty

Guide Price:
£495,000

- Located in the picturesque Garw Valley
- A detached farmhouse set in an elevated position
- Upland smallholding extending to 47.27 acres (19.13 Ha)
- For sale via Private Treaty



Situation

An upland small holding located in the Garw Valley, directly to the east of Pontycymer, approximately 7 miles north of Bridgend. The property comprises a detached 17th century farmhouse with an attached former cowshed, now converted to provide an extension to the principal accommodation together with 47.27 acres of land comprising various field enclosures in permanent pasture.

Please see the attached location plan.

Tymeinwr Farm

Tymeinwr Farm offers an opportunity to purchase a residential upland small holding extending to 47.27 acres of land with north and south facing views of the Garw Valley. Good location to the north of the M4 Motorway with access available at Jct 36.

Accommodation

GROUND FLOOR

A charming 17th century stone farmhouse retaining a wealth of original features.

A timber part-glazed door opens into a porch with tiled flooring, leading via a timber door to the main hallway with stairs to the first floor.

The living room features a large stone fireplace with original bread oven, beamed ceiling, triple glazed window to the front garden, and a reinstated stone spiral staircase. Door to reception room with tiled floor, double glazed windows and radiator, with potential for use as an additional bedroom.

A passageway leads to the study, with beamed ceiling, tiled floor and front-facing window. Steps rise to the kitchen, fitted with a log burner set in a stone fireplace, beamed ceiling, tiled floor, and door to the rear garden.

The utility room provides a sink, work surface and space for appliances, with access to the courtyard and shower room comprising WC, basin and walk-in shower.

FIRST FLOOR

Landing with loft access and doors leading to all principal rooms.

The family bathroom is fitted with a panelled bath with electric shower over, low-level WC and wash hand basin. There is useful storage within the eaves, timber framed and uPVC windows, and exposed floorboards.

Bedroom One is a well-proportioned double room featuring a triple-glazed timber-framed window, exposed floorboards, and a wall-mounted radiator. A built-in cupboard is set within the alcove above the original bread oven.

Bedroom Two is also a double bedroom, enjoying a triple-glazed timber framed window with views down the valley, together with a wall-mounted radiator and smooth plastered walls.

Outside

The property benefits from front and side lawned gardens.

To the rear, there is a useful timber and stone garden store together with a parking area.

Located along the adjoining farm track is a farm building, of steel portal frame construction with concrete block walls to approximately 7ft and Yorkshire boarding above. The roof is box profile clad with inset skylights, and there are gated access points to the gable ends.

A former stable yard provides a concrete hardstanding area, offering further potential for a range of uses.

A telecommunications mast is situated on the property, with the operator retaining rights of access for inspection, maintenance and repair; however, no annual payments are currently received in respect of the mast.

An underground Welsh Water reservoir is located centrally within the property; this is excluded from the freehold ownership, with Welsh Water retaining rights of access along the track for maintenance purposes.

Common Grazing Rights

The property benefits from registered common grazing rights on Llangeinor Common for approximately 350 sheep, with lambs at foot and 7 cattle/horses.

Council Tax / EPC

Farmhouse – Band: E EPC Rating: E

Access

Accessed from South View via an unmade gravel farm track, unsuitable for low ground clearance vehicles.

Plans, Areas & Schedules

The plans attached to these particulars are shown for identification purposes only and, whilst every care has been taken, its contents cannot be guaranteed.

Services

Mains electricity is connected to the farmhouse. Private water supply via a borehole with treatment plant. Drainage to septic tanks. Wood fire central heating via log burner and emersion heater.

Wayleave/Easements/Rights of Way

The property is being sold subject to and with the benefit of all rights including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. There are footpaths crossing the land.

Method of Sale

The property is offered for sale by Private Treaty.

Please contact Eifion Morgan or Emily Flint for more information.

Eifionmorgan@hrt.uk.com / 07927 532 629

Emilyflint@hrt.uk.com / 01446 776393

Please note the Vendor is not obliged to accept the highest or any offer. All offers must be supported with proof of funding.

Fixtures and Fittings

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

Boundaries

The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendors agents will be responsible for defining the boundaries of the ownership thereof.

Sporting, Timber & Minerals

The position regarding the sporting rights, mineral rights and timber are unknown.

Disputes

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, Schedule, Plan or interpretation of any of them the question shall be referred to the arbitration of the selling agents, whose decision acting as expert shall be final.

Tenure and Possession

Freehold with Vacant Possession upon completion.

Guide Price

Guide Price – £495,000

VAT

Should any sale of the property, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such Tax shall be payable by the purchaser(s) in addition to the contract price.

Health and Safety

Given the potential hazards of agricultural land we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Directions

What Three Words: ///pipe.lilac.eyepieces

Postcode: CF32 8LE

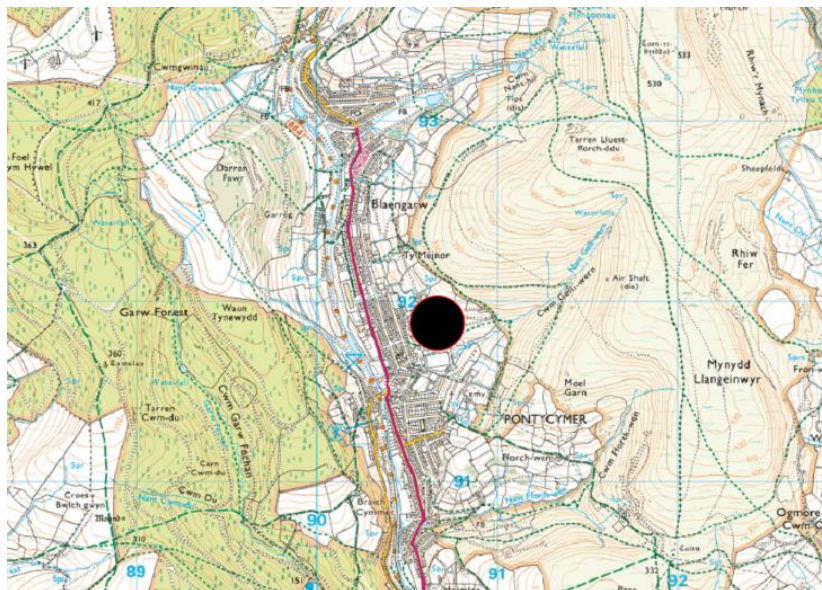
From Junction 36 of the M4, take the A4061 towards Maesteg. Continue on the A4061, proceeding straight through the roundabout and remaining on this road.

At the next roundabout, take the second exit and continue on the A4061.

Turn left onto the A4065, passing through two roundabouts, then turn right onto the A4064 signposted Blaengarw.

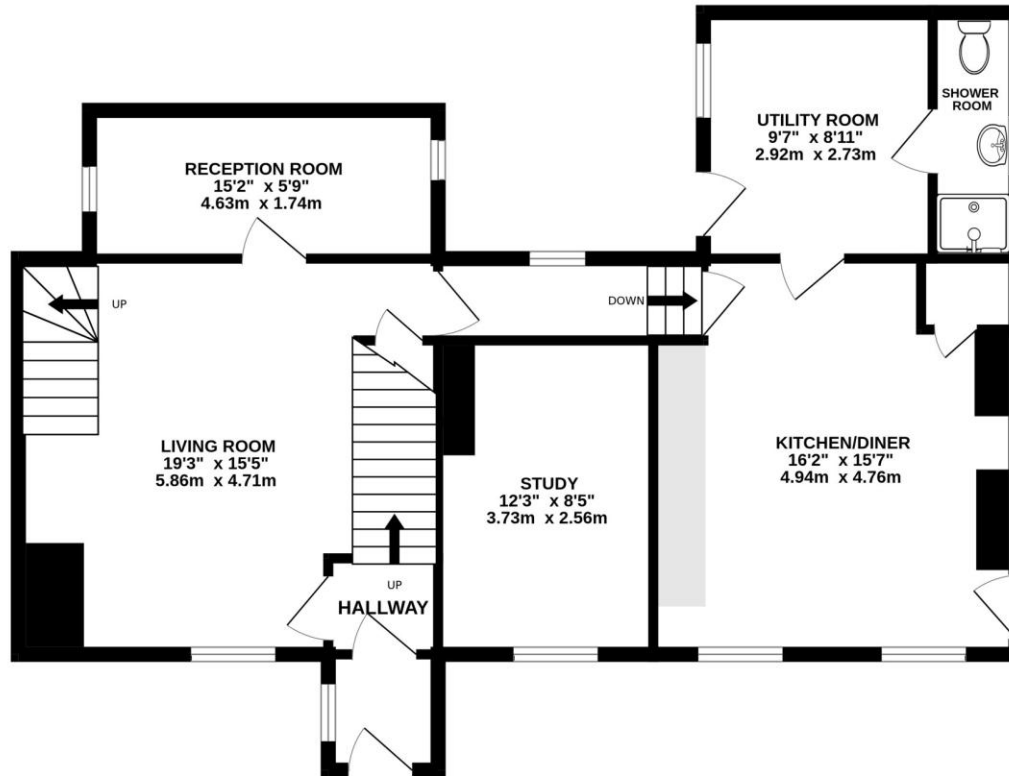
Continue on the A4064, before turning right onto St David's Street, followed by a right turn onto Lower Adare Street.

Take and immediate left onto South View, where the access track will be located to the right of Number 5 South View. NB: Access is not suitable for vehicles with low ground clearance.

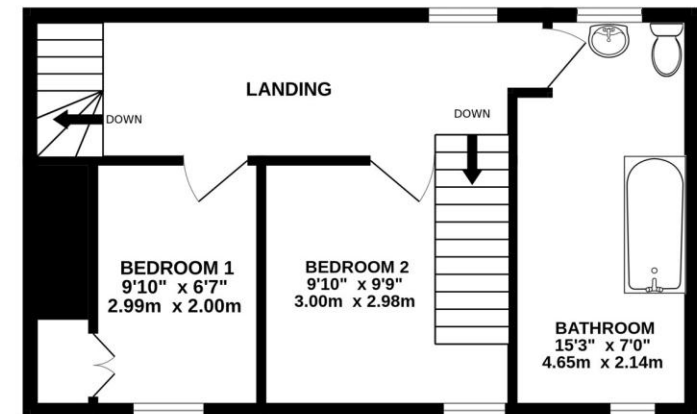




GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1178 sq.ft. (109.4 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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