



2, Lower Farm  
Bridgend, CF32 0ND

Watts  
& Morgan







## 2, Lower Farm

Tythegston, Bridgend CF32 0ND

**£650,000 Freehold**

**4 Bedrooms | 2 Bathrooms | 2 Reception Rooms**

Situated in the sought after rural hamlet this individually built and thoughtfully designed four double bedroom detached property. This well presented modern property is available to the market for the first time. Situated on the fringe of Merthyr Mawr nature reserve which is a short 10 minute walk via a country lane. The beaches of Merthyr Mawr and Newton are also accessible within 25mins via public footpaths. Tythegston is surrounded by rolling countryside yet conveniently situated just a short drive from the near by towns of Porthcawl and Bridgend and convenient M4 junction access.

Accommodation briefly comprises; entrance hall, open-kitchen/dining/ sun-room, living room, study and ground floor WC. First floor; principal bedroom with walk through dressing room and en-suite shower room, 3 further double bedrooms and a 4-piece family bathroom. Externally offering a private driveway with off-road parking for up to 4 vehicles, double garage and front and rear landscaped gardens. Being sold with no onward chain.

### Directions

From the centre of Bridgend, travel along Park Street and Bryntirion Hill in a westerly direction, signposted towards Laleston and Porthcawl. Continue through Laleston, passing El Prado restaurant; travel straight on at the roundabout, and join the A48 heading westwards. At the next roundabout, bear left towards Porthcawl. After about 1 mile, turn left into the village of Tythegston. Pass the former church and bear left into Lower Farm.

**Your local office: Bridgend**

**T** 01656 644288 (1)

**E** [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)





# Summary of Accommodation

## SITUATION

Tythegston is a small medieval village with 20th century additions comprising of a collection of cottages dating from the 16th century onwards. There is a small late medieval church and Tythegston Court is a medieval mansion which has been single family owned for over 250 years. The Hamlet lies within its own conservation area and enjoys a high degree of protection for any inappropriate new development. The location is situated in a semi-rural idyllic environment with beautiful uninterrupted views over fields and the countryside yet is conveniently located just a short drive from the popular seafront destination of Porthcawl offering a number of award winning beaches including Rest Bay and the Royal Porthcawl Golf Course. 5 minutes from Tythegston village there is a footpath leading down to Merthyr Mawr Sand Dunes with beautiful picturesque walks around the Heritage Coast and Merthyr Mawr Village. Tythegston is located just a short drive from the A48 with access to Bridgend town centre and J37 of the M4 motorway.

## ABOUT THE PROPERTY

Entered through a composite front door into the entrance hallway with Limestone tiled flooring and a carpeted staircase leads up to the first floor and there is a large picture floor to ceiling window over-looking the rear courtyard and a handy under stairs storage cupboard. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and a wash hand basin with tiled flooring and a window to the front. The study is a versatile reception room with solid wood flooring and a sash window over-looks the front garden. The open-plan kitchen/dining / sunroom is a wonderful light space with continuation of the Limestone tiled flooring and benefiting from underfloor heating in the sunroom area. The kitchen has been fitted with a range of coordinating solid wood shaker style wall and base units with 'Silestone' work surfaces over with coordinating splash backs. There is a central island with continuation of the 'Silestone' work surfaces and a breakfast bar area with space for high stools. Integrated appliances include 5-induction hob with stainless steel extractor hood over, 'Neff' double oven and micro-oven, dishwasher and a one and a quarter inset stainless steel sink with 'Quooker' swan neck mixer tap. There are two sash windows to the front and recessed spot lighting. There is a freestanding American style fridge/freezer to remain and ample space for a dining table. The sunroom benefits from a lantern skylight and aluminium sliding doors opening out to the rear courtyard. There is recessed spotlighting and ample space for freestanding furniture. There is a door providing access into the garage/utility area. The main living room is a generous sized family room benefiting from solid wood flooring and a central feature wood burning stove set on a slate hearth with an oak mantle, there are bespoke built in storage cupboards and shelving. Double doors open out onto the front garden and a window overlooks the rear.

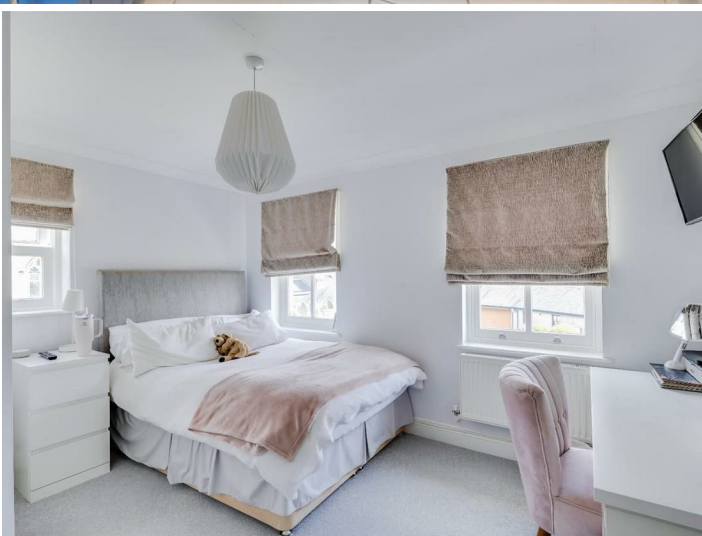
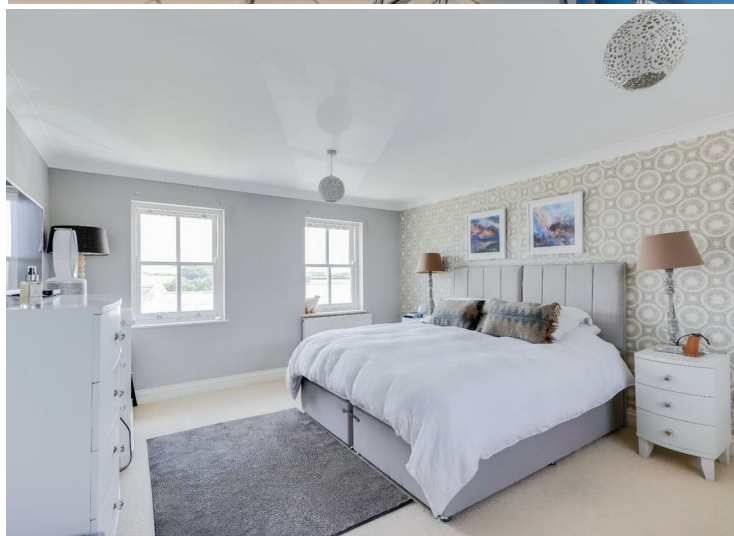
The first-floor landing offers carpeted flooring, and all doors lead off to the bedrooms, there are three windows to the rear aspect. Bedroom One is a superb sized principal bedroom with two sash windows to the front and carpeted flooring. The bedroom leads into a walk-through dressing room with four sets of built-in wardrobes which then leads into the en-suite shower room. The en-suite has a walk-through rainfall shower with glass screen, a WC and a wash hand basin. The en-suite is fully tiled with spotlighting and a window to the side aspect. Bedroom Two is a spacious double bedroom with carpeted flooring, built-in wardrobes and two sash windows to the front and a further window to the side. Bedroom Three is a third double bedroom with carpeted flooring and a sash window to the front. The fourth double bedroom with carpeted flooring and a sash window to the front. There is access to the loft hatch which has a pull-down ladder. The loft space has been fully boarded with carpeted flooring and lighting. The family bathroom is fitted with a 4-piece suite comprising of a panelled bathtub, a corner shower cubicle, a WC and a wash hand basin. The bathroom features fully tiled walls and flooring, recessed spotlighting and two windows to the rear.

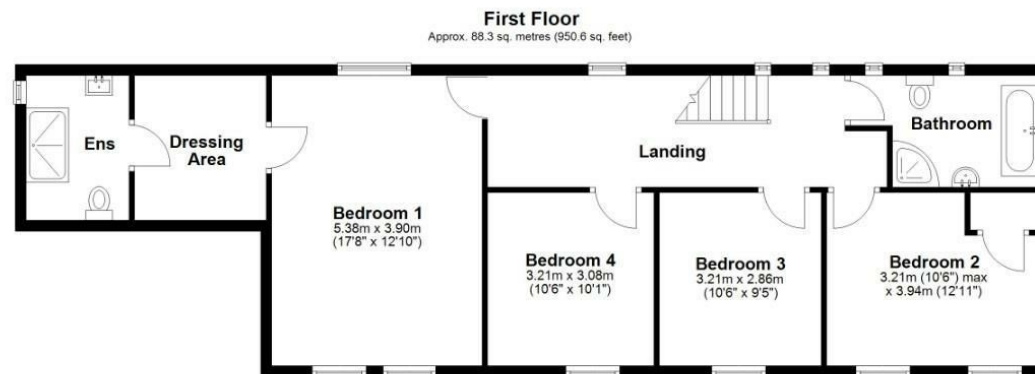
## GARDENS AND GROUNDS

Approached off Lower Farm, no. 2 benefits from a paved driveway to the front with off-road parking for up to 4 vehicles in front of the double garage. The double garage has electric doors, power supply and plumbing with space for appliances to be used as a utility area. To the front of the property is an enclosed garden surrounded by stone boundaries and laid with artificial grass. There is a spacious patio area perfect for outdoor furniture. To the rear is an enclosed courtyard garden laid with composite decking, outdoor lighting and perfect for outdoor furniture. Benefitting from a private aspect with no onlooking properties.

## ADDITIONAL INFORMATION

Freehold. Oil central heating, mains water and electric  
Management fees to Lower Farm Services apply. Approximately £550 per annum. To maintain private access road between 5 properties and shared Klargester sewage system.  
Council Tax is Band 'E'  
EPC Rating: 'C'.





Total area: approx. 203.3 sq. metres (2188.2 sq. feet)



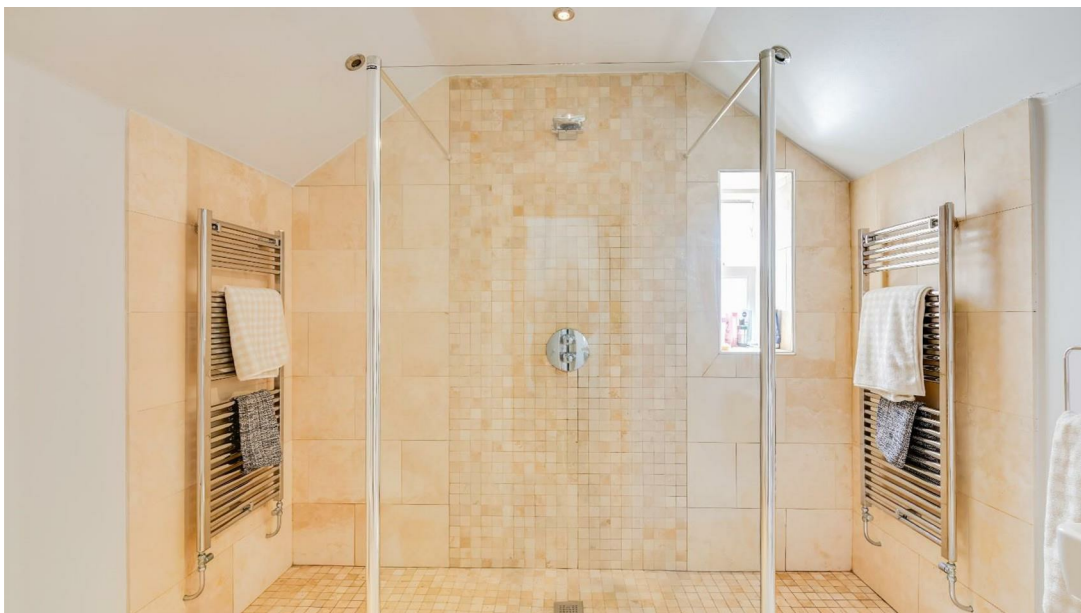
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	77
England & Wales		EU Directive 2002/91/EC



Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

Follow us on  
  

**Watts  
& Morgan**