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CELEBRATING 100 YEARS 100 1926-2026

Ty Eglwys, Bettws

Bridgend

Guide Price £495,000

Ty Eglwys

Bettws, Bridgend

Exit the M4 at Junction 36, following signs for A4061 / Bryncethin / Ogmore Vale. At the roundabout, take the exit onto the A4061 heading towards Bryncethin. Continue straight on the A4061 for approximately 1 mile. At the next roundabout, take the first exit onto Bettws Road (signposted Bettws). Follow Bettws Road for around 1.5 miles, continuing into the village of Bettws. As you enter the village, keep following the main road until you reach the turning for Godra Bryn where Ty Eglwys can be found on the left hand side indicated by our for sale board

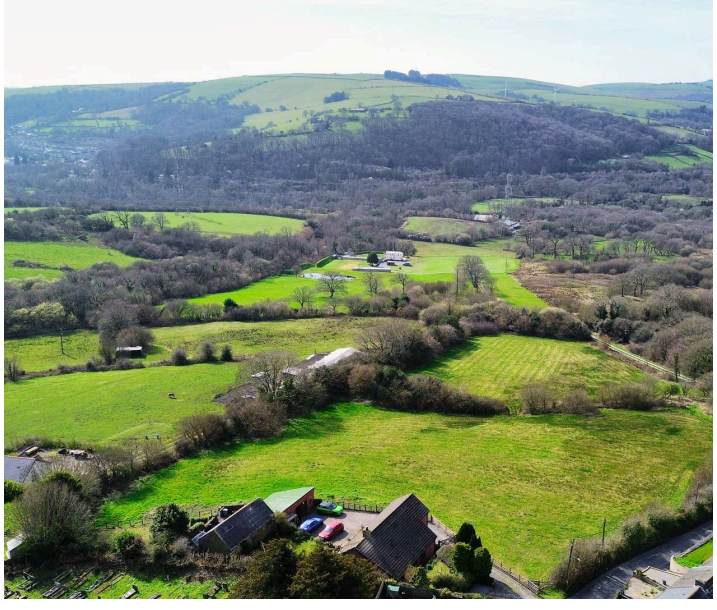
A traditional and beautifully extended three-bedroom, two-bathroom home set within approximately one-third of an acre
Council Tax band: E

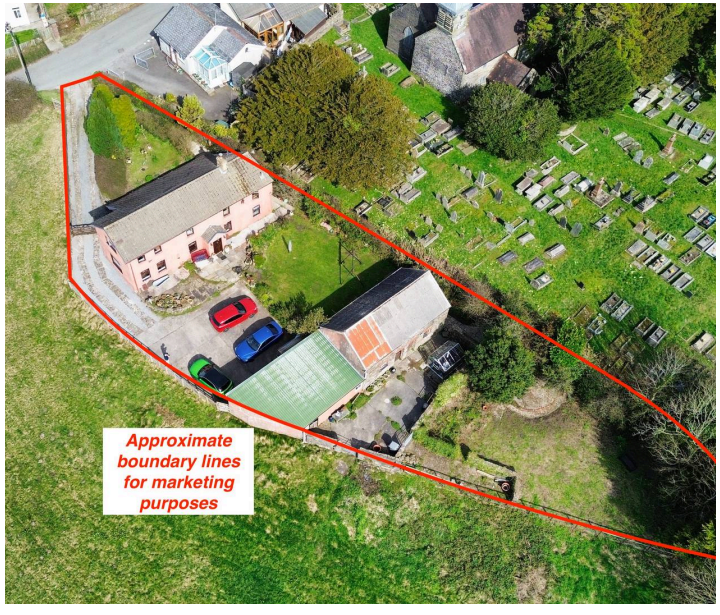
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







Herbert R Thomas are pleased to present Ty Eglwys, a true hidden gem. A traditional and beautifully extended three-bedroom, two-bathroom home set within approximately one-third of an acre and available for the first time in over thirty years with an option to purchase 3 acres of grazing land just a short walk away from the property under separate negotiation.

Built in the early 1800s and rich with original character, the property enjoys breathtaking panoramic views, exceptional privacy and a rare sense of tranquillity, all the while being conveniently located off Godra Bryn, Bridgend.

Offering the perfect blend of rural seclusion and practical living, the home benefits from excellent access to the M4, local schools, shops and amenities, making it an ideal retreat for those seeking countryside calm without compromising convenience. The property is complemented by a substantial garage, extensive off-road parking, multiple mature gardens and a collection of stone outbuildings offering versatile multipurpose use.

The home is entered via a useful entrance porch ideal for storage, with a doorway leading into the impressive lounge-diner. This generous reception room is full of charm, featuring beautiful flagstone flooring, exposed stonework and a striking multi-fuel log burner set within a traditional fireplace. Twin deep-sill windows to the front allow natural light to pour into the space, creating a warm and inviting atmosphere with ample room for both lounge and dining furniture. A staircase rises to the first-floor landing, while further doorways lead through to the kitchen-diner and an additional sitting room. The sitting room is a versatile and generous space, enhanced by dual-aspect windows that frame the stunning views. Both reception rooms feel bright yet cosy, offering an inviting ambience throughout.

The kitchen-diner has been fitted with a matching range of solid wood base and wall units, complemented by square-edge worktops and a Belfast sink with mixer tap. The country-cottage feel continues with a range cooker, tiled splashbacks and a double-glazed window to the side capturing the far-reaching views. The kitchen extends across the rear of the property, providing excellent space for storage or decorative furniture, with two further windows overlooking the garden and a doorway leading into the utility room. The utility room mirrors the kitchen's cottage charm, fitted with matching units, a stainless-steel sink and drainer, space for white goods, a double-glazed window to the rear and a side door offering convenient access — particularly useful when parking on the upper driveway. Additional built-in storage cupboards provide further practicality, and a door leads through to the modern shower room, fitted with a three-piece suite comprising a low-level WC, vanity wash basin and double shower enclosure, with an obscure-glazed window to the front.

To the first floor, the landing provides access to three bedrooms, the family bathroom and a useful storage cupboard. The main bedroom is an impressive double, offering ample space for furniture and a dressing area, with twin windows to the front and a large window to the side — each framing the most spectacular green outlooks. Bedrooms two and three are also generous doubles, both with front-facing windows. The family bathroom is fitted with a three-piece suite including a low-level WC, wash basin and panelled bath, with half-height wall panelling and an obscure-glazed window to the front. The upper floor continues the home's quirky charm and characterful feel.

Externally, the property offers extensive and versatile outdoor space. To the front, a gated driveway provides ample off-road parking ahead of the main entrance, with an additional short-stay parking area and a mature, well-landscaped front garden offering privacy and greenery. Gated side access leads directly to the utility entrance, adding further practicality for day-to-day use. A second, larger parking area sits in front of the substantial garage, providing space for multiple vehicles. A lit patio area offers an ideal spot for outdoor seating, where the stunning views can be fully appreciated. The gardens are beautifully arranged with lawns, mature shrubs and a stone pathway leading down to the lower garden and the stone outbuildings.

The garage offers excellent storage and workspace, benefiting from power and a barn-style rear door opening into the courtyard. Beyond this lies 'The Cottage' — a charming stone structure divided into two outbuildings that have served various purposes over the years, including kennels, a stable block and a tack room. These buildings offer exciting potential for renovation into further accommodation, subject to planning. The courtyard provides additional storage space and currently houses a greenhouse, with access leading down to the lower garden. This lower garden forms a generous and peaceful part of the plot, laid to lawn and enclosed for privacy, offering a secluded setting with uninterrupted views — a perfect space for relaxation, recreation or further landscaping.

Ty Eglwys is a truly special property, rich in history, character and potential. Viewings are essential to fully appreciate the charm, scale and breathtaking setting of this remarkable home.



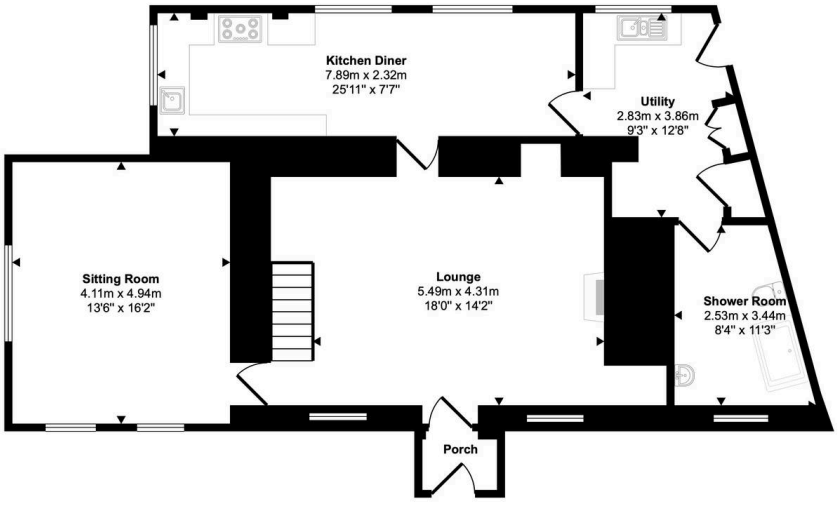

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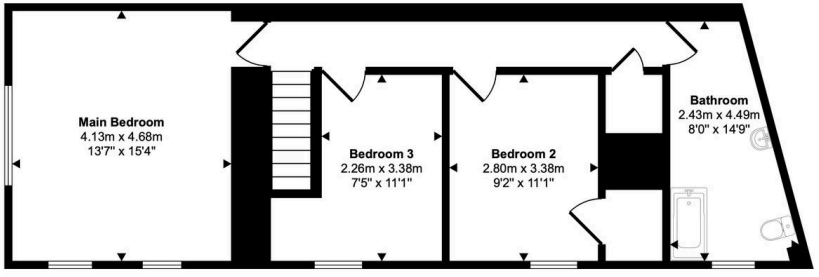




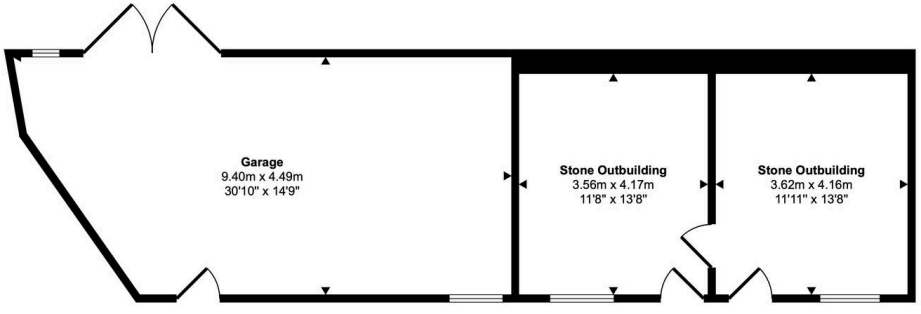
Approx Gross Internal Area
243 sq m / 2615 sq ft



Ground Floor
Approx 105 sq m / 1126 sq ft



First Floor
Approx 67 sq m / 720 sq ft



Storage Room
Approx 71 sq m / 770 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.


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