



JAMES CLOSE

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CF73 XEM

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6 James Close
Bryncethin, Bridgend,
CF32 9SJ

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Asking price **£129,950**

Spacious Two Bedroom Ground Floor Flat with Generous South-Facing Garden and Off-Road Parking

Two Double Bedrooms

South-Facing Rear Garden

Tarmac Driveway Providing Off-Road Parking

UPVC Double Glazing Throughout

Gas Central Heating via Combination Boiler

Close to M4 J36 & McArthurGlen Designer Outlet

Leasehold



Located in the heart of Bryncethin with excellent commuter links and close to local amenities. A deceptively spacious ground floor flat, ideally positioned in the heart of Bryncethin.

This well-presented home offers two double bedrooms, a south-facing garden, and the convenience of off-road parking — all within easy reach of local amenities, McArthur Glen Designer Outlet, and excellent commuter links via Junction 36 of the M4. Internally, the property benefits from UPVC double glazing throughout and gas central heating via a combination boiler. The

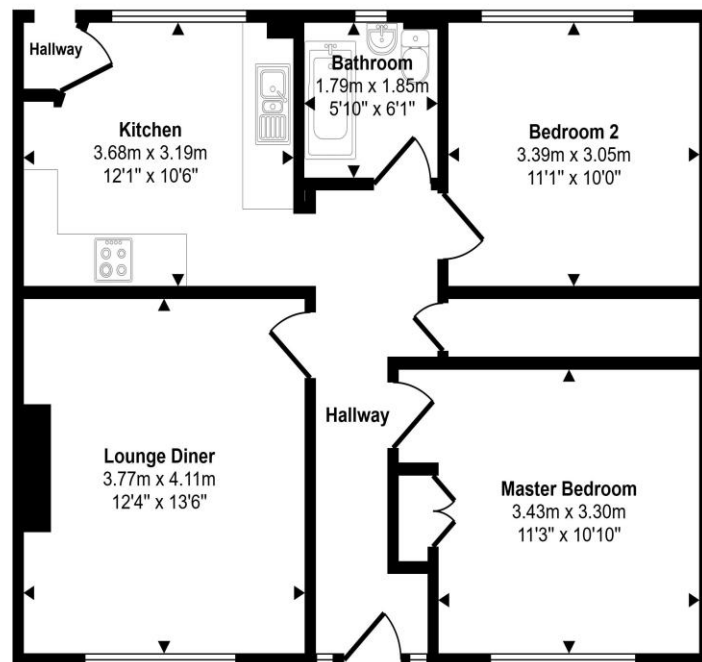
accommodation begins with a welcoming hallway featuring built-in storage and doors leading to all rooms. The bright and generously proportioned lounge enjoys a front-facing window with open aspect views, a gas fire, and two recessed alcoves. The kitchen is fitted with a range of base units and complementary worktops, incorporating a stainless steel sink unit and three built-in cupboards for excellent storage. There is plumbing for a washing machine and space for additional freestanding

appliances. A rear-facing window provides pleasant views over the garden.

Both bedrooms are well-sized doubles. The principal bedroom features a front-facing window, while the second bedroom enjoys views over the rear garden. The bathroom is fitted with a three-piece pampas suite comprising a bath, pedestal wash hand basin, and WC.

Outside, a tarmac driveway provides ample off-road parking to the front. To the rear lies a generous south-facing garden, laid mainly to lawn with a patio seating area and a brick-built storage shed — perfect for relaxing or entertaining. Two additional stone-built outbuildings with UPVC doors offer versatile storage or workshop potential. An excellent opportunity for first-time buyers, downsizers, or investors seeking a well-located property with generous outdoor space.

Approx Gross Internal Area
66 sq m / 714 sq ft



Floorplan

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.





Tenure

Leasehold

Services

Council Tax Band A

EPC Rating C

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.

Directions

From Junction 36 of the M4, follow signs for Bryncethin and proceed along the A4061 through the village. Turn left at the crossroads onto Heol Canola and continue for approximately 0.2 miles. Take the fourth right onto Bakers Way, then the next two rights onto James Close. The property will be clearly identified by a Herbert R Thomas for sale board.

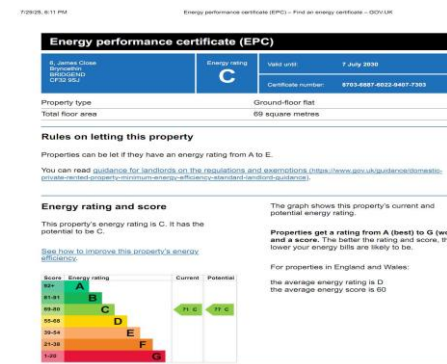
Viewing strictly by appointment through Herbert R Thomas

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herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

hrt Est. 1926



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