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3a Bakers Way  
Bryncethin, Bridgend,  
Bridgend, CF32 9RJ

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## 3a Bakers Way

Asking price **£94,950**

This well-presented two double bedroom first floor flat benefits from its own private entrance and offers spacious, well-balanced accommodation throughout.

- Two double bedroom first floor flat
- Available for sale with no ongoing chain
- Within walking distance of all local amenities
- Spacious lounge
- Fitted kitchen/diner with additional built in storage cupboards
- Generous rear garden





Situated in the popular and convenient location of Bryncethin, this well-presented two double bedroom first floor flat offers spacious accommodation and excellent access to local amenities and schools, all within walking distance. The property is ideally positioned just minutes from Junction 36 of the M4 corridor, making it perfect for commuters. The flat benefits from its own private entrance, generous living space and a large rear garden, providing a great balance of indoor and outdoor living. Offered for sale with no ongoing chain, this property represents an ideal opportunity for first-time buyers, investors or those looking to downsize in a sought-after area. Early viewing is highly recommended.

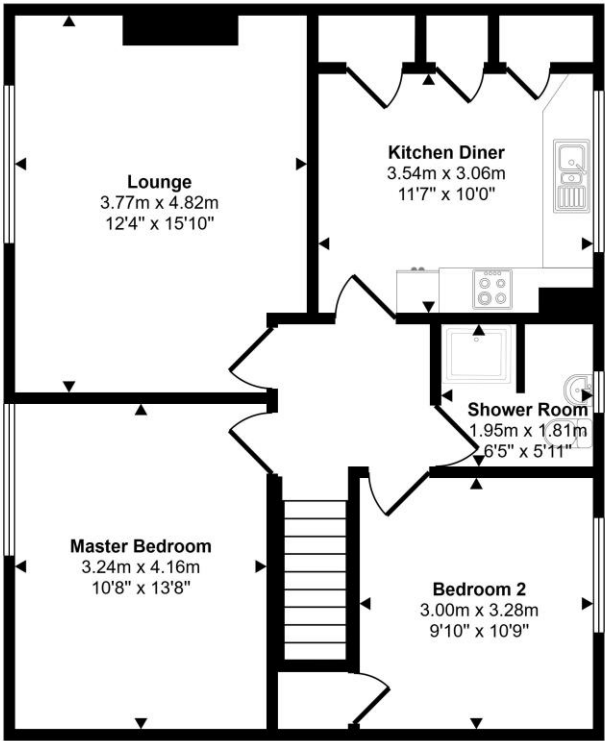
The property is accessed via a UPVC double glazed entrance door leading into a welcoming hallway, which features laminate flooring, a radiator, side window, power points and a staircase rising to the first floor. The carpeted stairs lead to a landing that provides access to all rooms, including the lounge, kitchen/diner, two double bedrooms and the family bathroom. The lounge is a generous and light-filled room with a window to the front, fitted carpet and ample space for a range of furniture. The kitchen/diner is fitted with a range of base, wall and drawer units and includes space for a washing machine and fridge, a high-level electric oven, induction hob with extractor fan, and a 1.5 bowl sink unit positioned beneath a window overlooking the gardens. The floor is tiled, with partially tiled

walls, and the room also benefits from three useful storage cupboards with shelving, one housing the Ideal Logic combi boiler. There is also space for a small dining table and chairs.

Bedroom one is a spacious double room with a front-facing window and laminate flooring, while bedroom two is another well-proportioned double room overlooking the rear garden, featuring fitted carpet and a built-in storage cupboard. The bathroom is partially tiled and comprises a large shower cubicle with thermostatic shower and rainfall head, WC, pedestal wash hand basin, heated chrome towel rail and a rear-facing window.

Externally, the property enjoys access to a large, enclosed rear garden, which is laid to lawn and surrounded by wooden fencing. Access to the garden is via a gated pathway shared by the two flats, leading down the side of the building. The garden further benefits from two brick built storage sheds.

**Approx Gross Internal Area  
68 sq m / 735 sq ft**



First Floor

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

All Mains 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.

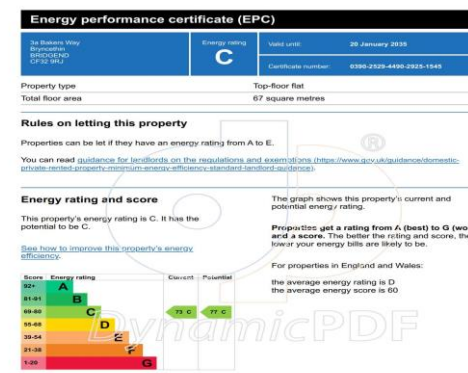
We refer sellers and purchases to:

- 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.

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## Directions

From Junction 36 of the M4 Motorway, follow the signs for Bryncethin onto the A4061. Head North on the road for approximately one mile, passing the speed camera on your left hand side. Take the first left onto Heol Canola and continue along the road. Bakers Way is the third turning on the right hand side. Enter Bakers Way and the property can be found on the left as indicated by our for sale board.

Viewing strictly by appointment  
through Herbert R Thomas

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