



Bakers Way offers over £190,000

- Modern open-plan L-shaped kitchen/diner
- Larger-than-average plot
- Outside stores, additional WC and workshop
- Large driveway with parking for multiple vehicles
- Convenient access to local schools, shops and amenities
- EPC Rating: C
- Council Tax: B



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About the property

Situated in the sought-after location of Bakers Way, Bryncethin, Bridgend, this deceptively spacious three-bedroom end-of-terrace property offers generous living accommodation, excellent outdoor space and further potential.

Offered for sale with no ongoing chain, the property comprises an entrance hall, a spacious dual-aspect lounge, and an impressive open-plan L-shaped kitchen/diner fitted with a modern high-gloss kitchen, creating an ideal space for family living and entertaining.

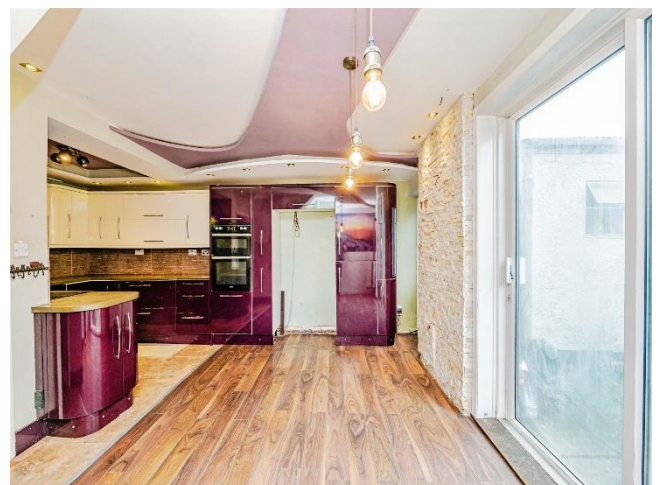
To the first floor are three well-proportioned bedrooms, including two doubles and a generous single, along with a modern family bathroom.

Externally, the property occupies a larger-than-average plot. The enclosed rear garden features mature fruit trees, useful outside stores, an additional WC and a spacious workshop, ideal for storage, hobbies or a workspace.

A large driveway providing parking for multiple vehicles sits to the side, while the generous plot offers potential to extend, subject to the necessary consents.

Further benefits include a recently replaced roof in 2025, providing added peace of mind for purchasers.

Conveniently located close to local schools, shops and amenities, the property also offers excellent access to the M4 motorway and surrounding areas.





Accommodation

Entrance Hall

Reception Room - 18' 1" x 10' 6" (5.51m x 3.20m)

Kitchen/Diner - 18' 1" max x 16' 1" max (5.51m max x 4.90m max)

First Floor

Landing

Bedroom One - 11' 6" x 10' 6" (3.51m x 3.20m)

Bedroom Two - 10' 10" x 10' 6" (3.30m x 3.20m)

Bedroom Three - 11' 6" x 8' 6" (3.51m x 2.59m)

Bathroom - 6' 3" x 5' 7" (1.91m x 1.70m)

Workshop - 20' 4" x 9' 10" (6.20m x 3.00m)

Store - 6' 7" x 6' 7" (2.01m x 2.01m)

W.C.

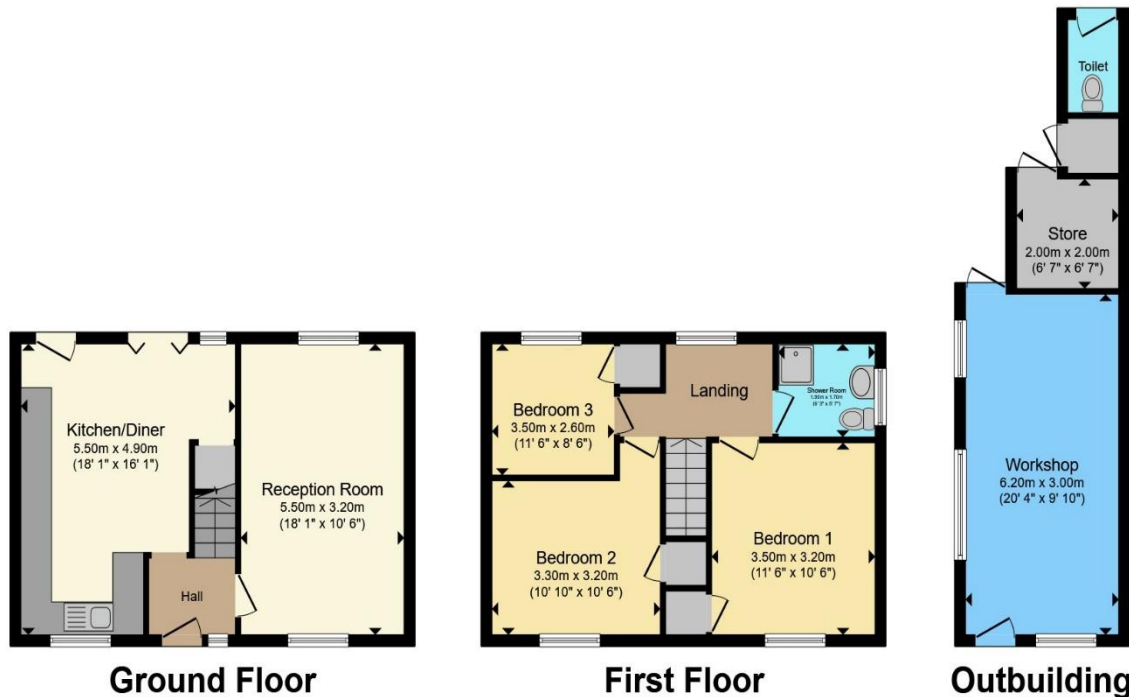
Please Note

Please note that the metal container on the driveway is excluded from the sale.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Total floor area 79.5 m² (856 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.