





James Road, Blaengarw, Bridgend

£120,000 Freehold

Chain-free two-bedroom home on James Road, Blaengarw, ideal for first-time buyers or families. Featuring a bright reception room, new kitchen, modern bathroom and generous four-tier garden with patio areas and rear lane access. A fantastic opportunity to make your mark on a well-positioned home.

No Onward Chain | 2 double bedrooms | Ideal first time buy | Immaculately presented throughout | Potential for off-road parking | Rear access | Upstairs bathroom | Front Forecourt |

01656870640
enquiries@wisemove.org

Ready to Move Into

Tucked away on James Road in Blaengarw, this chain-free two-bedroom home offers an excellent opportunity for first-time buyers, couples or small families, with well-proportioned accommodation and generous outdoor space.

The entrance hall provides access to the reception room and stairs to the first floor. The bright reception room features grey carpeting, windows to the front and rear, useful under-stair storage and an archway through to the kitchen.

The kitchen offers white cabinets, black worktops, an electric hob, chrome tap, matt black sink, fridge/freezer and grey wood-effect vinyl flooring, with a door leading directly to the garden.

Upstairs, the landing provides access to two bedrooms and the bathroom. Both bedrooms offer comfortable and versatile accommodation, with space for a range of furniture and furnishings to suit individual needs. The bathroom features a rear-facing window, square walk-in shower, white bath, wash basin with vanity storage, WC and grey wood-effect flooring.

Outside, the four-tier garden includes a patio-slab courtyard directly from the kitchen, two further grassed tiers and a top tier with rear lane access. The front forecourt is also laid to patio slabs and could be used as a family seating area, or potentially converted to off-road parking, as seen on other properties along the street, subject to permissions.

The property benefits from a valid EICR and electrical certificate and is offered chain free at £129,995 — a great opportunity to get onto the property ladder or secure a manageable family home in Blaengarw.

Council Tax Band: A
Tenure: Freehold
Parking options: On Street
Garden details: Front Garden, Rear Garden









Entrance hall

w: 0.79m x l: 3.62m (w: 2' 7" x l: 11' 11")

Accessed via a white uPVC front door, with electrical points positioned above to the right. The entrance hall features grey carpeting, a radiator to the right and a central ceiling light. A white internal door with a silver handle provides access to the reception room, while stairs lead to the first floor.

Reception

w: 3.03m x l: 6.79m (w: 9' 11" x l: 22' 3")

Bright and spacious living room with grey carpeting, white walls and matching white skirting boards. Two windows to the front and rear provide plenty of natural light, complemented by two ceiling light fittings. The room also benefits from under-stair storage and an archway leading through to the kitchen. Two white radiators are positioned to the front and rear.

Kitchen

w: 2.52m x l: 2.65m (w: 8' 3" x l: 8' 8")

A newly fitted kitchen featuring stylish white cabinetry, contrasting black worktops and a modern electric hob. The kitchen is complemented by a chrome tap and matt black sink with adjoining wash area. A side window provides natural light, while a door offers direct access to the garden. Additional features include a panel radiator, integrated fridge/freezer and contemporary grey vinyl flooring.

Landing

w: 1.49m x l: 3.55m (w: 4' 11" x l: 11' 8")

grey carpet white handrail, four white walls light in centre white banister radiator to left access to 2 bedrooms

Bathroom

w: 2.87m x l: 2.56m (w: 9' 5" x l: 8' 5")

Modern bathroom featuring a rear-facing window and a square walk-in

shower. The room also includes a white bath with silver taps, white WC and a wash basin set above a cream vanity cabinet. A wall-mounted mirror sits above the basin, with a central ceiling light providing illumination. Finished with white walls and grey wood-effect vinyl flooring.

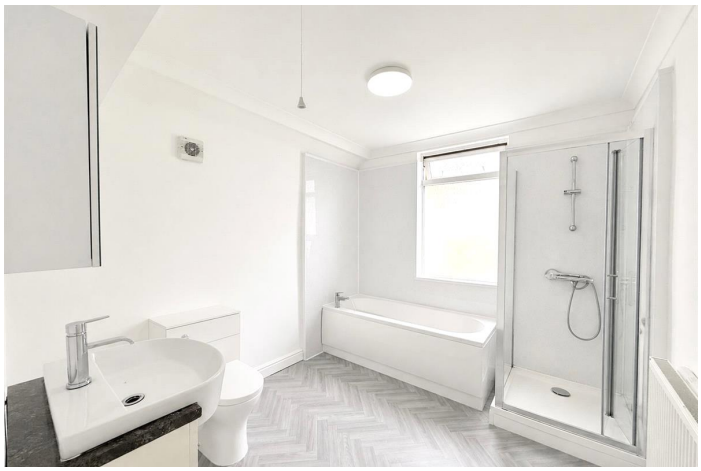
Bedroom 1

grey carpet two windows to front light in centre radiator aside white door silver handrail

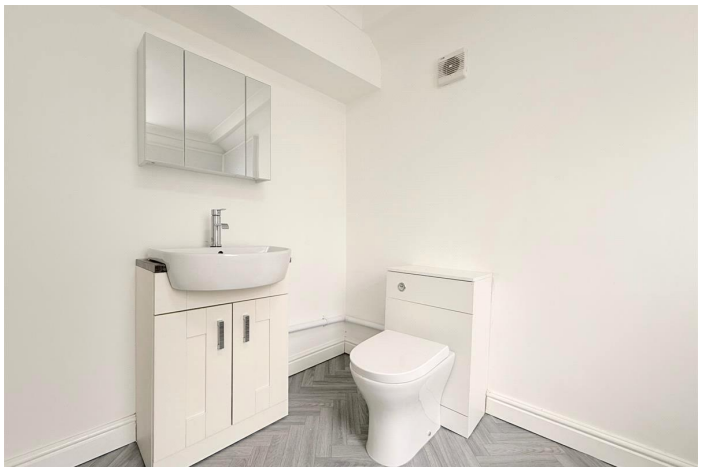
Bedroom 2

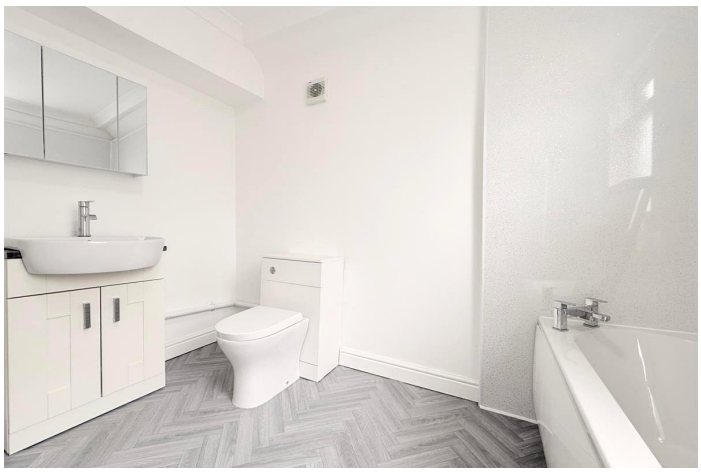
w: 3.57m x l: 2.22m (w: 11' 9" x l: 7' 3")

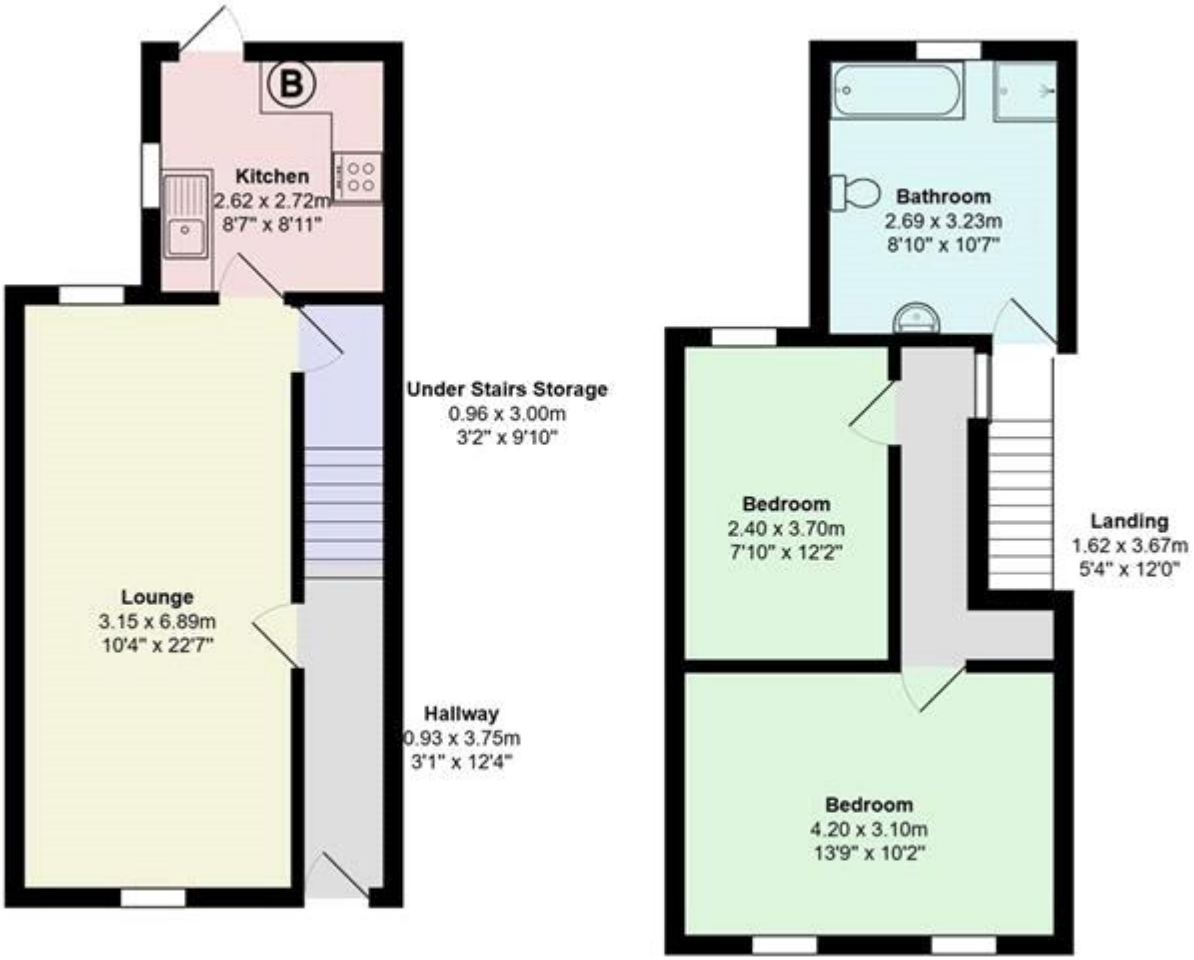
grey carpet white walls light in centre window to rear radiator to white door with silver handle



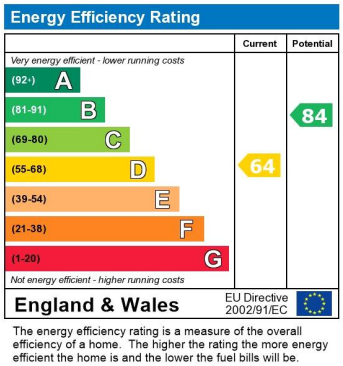












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.