

Payton
Jewell
Caines



Sea View, Cefn Cribwr, Bridgend County.
CF32 0BE

£189,950

PJC PAYTON
JEWELL
CAINES

Sea View, Cefn Cribwr, Bridgend County. CF32 0BE

Traditional mid terrace house comprising entrance hall, through lounge/diner, kitchen, bathroom, three DOUBLE BEDROOMS, enclosed rear garden, DETACHED LARGE GARAGE. Fabulous VIEWS to the front and rear.

£189,950 - Freehold

- Traditional three bedroom mid terrace house
- Open plan through lounge/diner
- Gas fired combination boiler
- Fabulous views to Margam Park and Reservoir to the rear
- Countryside views to the front/ EPC - C, Council tax band - C
- Convenient location for the M4/ Kenfig Comprehensive school & Bridgend



DESCRIPTION

Traditional mid terrace house comprising entrance hall, through lounge/diner, kitchen, bathroom, three double bedrooms, enclosed rear garden, detached large garage. Fabulous views to the front and rear.

Key Features:

Freehold

Walking distance to Cefn Cribwr Primary School and Cynffig Comprehensive School

Convenient location for the M4 at both junction 36 and 37

Fantastic views to front and rear

Perfect location for exploring the outdoors

Three double bedrooms

ENTRANCE

Via frosted glazed PVCu front door into the inner hallway.

INNER HALLWAY

Coved ceiling, emulsioned walls with half height feature dado rail, skirting and terracota tiled flooring. Storage cupboard housing the electric meter and doorway through to the entrance hall.

ENTRANCE HALL

Coved ceiling, emulsioned walls with half height feature dado rail, skirting, fitted carpet and feature architrave.

DINING ROOM (15' 1" x 11' 8") or (4.60m x 3.55m)

PVCu double glazed French doors leading out to the rear garden and finished with a coved ceiling, emulsioned walls, half height feature dado rail, skirting, fitted carpet and central light pendant. Opening into the lounge.

LOUNGE (9' 10" x 11' 10") or (3.00m x 3.60m)

Overlooking the front via PVCu double glazed bay window and finished with a coved ceiling, emulsioned walls with half height feature dado rail, skirting and fitted carpet. Central light pendant and wall lights.

KITCHEN (9' 10" x 9' 10") or (3.0m x 3.0m)

Overlooking the side via PVCu double glazed window and finished with a coved ceiling, central spot lights, emulsioned walls, half height ceramic tiles, skirting and lino flooring. A range of low level and wall mounted kitchen units in white with a complementary roll top work surface and ceramic tiles to splash back. Inset sink with drainer. Integrated electric oven with four ring gas hob. Plumbing for automatic washing machine. Space for under counter fridge. Door and step down into the rear lobby.

REAR LOBBY

Glazed PVCu door leading out to the rear garden and a door through into the bathroom.



BATHROOM

Frosted glazed window to the rear with fitted Roman blind, central light fitting, coved ceiling, radiator, full height ceramic tiled walls with a half height feature tile and respatex flooring. Comprising WC, wash hand basin with chrome mixer tap, bath with chrome mixer tap and walk in shower area with a wall mounted electric shower.

FIRST FLOOR LANDING

Via stairs with fitted carpet and a wooden balustrade. Access to loft storage which is predominantly boarded.

BEDROOM 1 (16' 5" x 10' 2") or (5.00m x 3.10m)

Overlooking the front via two PVCu double glazed windows and finished with a coved ceiling, painted walls, skirting and fitted carpet.

BEDROOM 2 (12' 4" x 11' 2") or (3.75m x 3.40m)

Overlooking the rear via PVCu double glazed window with a fitted Venetian blind and finished with coved ceiling, emulsioned walls with one feature papered chimney breast, skirting and fitted carpet.

BEDROOM 3 (9' 10" x 9' 10") or (3.00m x 3.00m)

Overlooking the rear via PVCu double glazed window and finished with a coved ceiling, emulsioned walls, skirting and fitted carpet. Wall mounted Worcester gas fired combination boiler.

OUTSIDE

Laid to side patio with steps leading down to further patio area and grass. Outside tap. Door through to large detached garage.


Lovely views of the Bristol Channel and Somerset to the front of the property.

DETACHED GARAGE

Electric roller shutter door plus and additional courtesy door leading to the rear lane. Courtesy door to garden.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.

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