



John Street, Cefn Cribwr, Bridgend County.
CF32 0AD

£374,950

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Beautifully presented four bedroom DETACHED house comprising entrance hall, spacious lounge, kitchen/ living/dining with fabulous VIEWS to the countryside and beyond, family bathroom, four bedrooms with ENSUITE SHOWER ROOM to bedroom four, enclosed rear garden, DRIVEWAY PARKING for up to four cars and GARAGE. Early viewing highly recommended to fully appreciate all that this family home has to offer.

£374,950 - Freehold

- Four bedroom detached house
- Kitchen/living/dining with fabulous views
- Family bathroom plus ensuite shower room to bedroom 4
- Off road parking/ Garage
- Fabulous countryside views to the rear
- Enclosed rear garden/ FPC - D Council tax band - F



DESCRIPTION

We are pleased to introduce for sale this beautifully refurbished traditional and spacious four bedroom detached house situated within the quiet village of Cefn Cribwr and benefiting from far reaching views to the countryside and beyond. The property benefits from a spacious lounge, open plan lounge/kitchen/diner, en suite to the bedroom four, driveway parking to the front for up to four vehicles and emulsioned ceiling and walls, cornice and ceiling rose's throughout.

Cefn Cribwr is a semi rural village located just a short drive from Bridgend town centre, coastal areas of Porthcawl and Aberavon beach, many nature reserves as well as walk and mountain bike trails just on the doorstep. Good links to the M4 ideal for commuting.

ENTRANCE PORCH

Via part glazed PVCu door into entrance porch finished with two PVCu windows overlooking either side letting in plenty of natural light, skirting, radiator and oak flooring. Bench/storage area. Part glazed oak door leading into the entrance hall.

ENTRANCE HALL

Radiator, under stairs storage, skirting and a continuation of the oak flooring. Stairs leading to first floor.

LOUNGE (22' 1" x 12' 5") or (6.74m x 3.78m)

Overlooking the front of the property via PVCu bay window and finished with two centre lights, radiator and fitted carpet. Feature contemporary stone fireplace with gas fire (not connected).

L-SHAPED KITCHEN/LOUNGE/DINER (24' 0" x 18' 8") or (7.31m x 5.69m)

Feature pendant and inset spot lights, fabulous box bay PVCu doors with window panels either side overlooking views of the garden and fields, two modern vertical radiators, skirting and a continuation of the oak flooring from the entrance hall. Beautiful shaker style kitchen comprising a range of wall and base units with granite work surface. Island with overhead centre pendant light, electric and additional storage. Integrated appliances to include two integrated fridges, dishwasher and freezer. Range Master cooker (could remain under separate negotiation). Chrome sink unit moulded into the granite work surface with chrome mixer tap. PVCu window overlooking the side of the property.

FIRST FLOOR LANDING

Large loft access with ladder which is partially boarded, open landing, PVCu window overlooking the side of the property, radiator and fitted carpet. Good sized storage cupboard. Doors leading off.

BEDROOM 1 (14' 6" x 12' 1") or (4.41m x 3.68m)

Overlooking the rear of the property via PVCu French doors leading onto a balcony taking in the beautiful views of the countryside, modern vertical radiator, skirting and a continuation of the oak flooring.

BEDROOM 2 (11' 10" x 10' 6") or (3.61m x 3.20m)

Centre pendant light, PVCu window overlooking the side of the property, recess area for TV, radiator, built in double wardrobes, skirting and laminate oak effect flooring.



BEDROOM 3 (11' 11" x 8' 9") or (3.62m x 2.67m)

Overlooking the front of the property via PVCu window, centre pendant light, recess area for TV, radiator, built in double wardrobes, skirting and fitted carpet.

BEDROOM 4 (11' 8" x 6' 8") or (3.55m x 2.03m)

PVCu window overlooking the rear of the property, radiator, fitted wardrobe and fitted carpet.

SHOWER ROOM

Part tiled/part skimmed walls and tiled flooring. Three piece suite comprising freestanding WC, freestanding sink with chrome mixer taps and single built in shower cubicle with electric shower and fully tiled wall.

BATHROOM (6' 7" x 5' 10") or (2.0m x 1.79m)

Part tiled/part emulsioned walls, PVCu frosted glazed window overlooking the front of the property, chrome towel rail and tiled walls. Three piece suite comprising freestanding WC, freestanding sink with chrome mixer taps and bath with chrome mixer tap.

OUTSIDE

Large private rear garden bound by part brick/part fence, elevated decking area with steps leading down to patio area, further steps leading down to two tiered lawned areas and gate accessing the fields behind.

The front is bounded by low block wall, long concrete drive with ample parking. Area laid to lawn with mature border shrubs.


GARAGE

To the side of the property.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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