



Heol Castell, Cefn Cribwr, Bridgend County.
CF32 0BH

£207,500

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Well presented three bedroom semi detached house comprising entrance hall, lounge/diner, kitchen, inner hallway, DOWNSTAIRS WC, small gym area, three bedrooms, family bathroom, ENCLOSED REAR GARDEN and OFF ROAD PARKING. Must be viewed.

£207,500 - Freehold

- Three bedroom semi detached house
- Well presented
- Downstairs WC
- Modern fitted kitchen
- Off road parking / Enclosed rear garden
- EPC - D , Council tax band - C



DESCRIPTION

Introducing this well presented three bedroom semi detached home which is neutrally decorated throughout and benefits from modern fitted kitchen, downstairs WC, generous sized rear garden and off road parking to the front. The property is located within the semi rural village of Cefn Cribwr on the outskirts of Bridgend. The property is within easy access to local amenities, facilities, Schools and within good road access to the M4 corridor. Viewing is highly recommended to fully appreciate all that this property has to offer.

ENTRANCE

Via part frosted glazed PVCu door with side PVCu frosted glazed panel into the entrance hall finished with skimmed ceiling, centre pendant light, smoke alarm, emulsioned walls, vertical anthracite grey radiator, skirting and grey wood effect laminate flooring . Doors leading to lounge/diner, kitchen. Stairs leading to the first floor. Door to under stairs storage cupboard.

LOUNGE/DINER (19' 11" max x 11' 11" max) or (6.07m max x 3.62m max)

Emulsioned ceiling, two pendant lights, emulsioned walls, large PVCu double glazed window overlooking the rear of the property, large PVCu double glazed window overlooking the front of the property, two anthracite grey radiators, space for dining room table and chairs, skirting and a continuation of the grey laminate flooring.

KITCHEN (13' 3" max x 11' 3" max) or (4.04m max x 3.44m max)

Skimmed ceiling, two centre strip lights, smoke alarm, emulsioned walls with tiling to splash back areas, skirting and a continuation of the grey laminate flooring. A range of wall and base units in a shaker style white with complementary wood effect laminate work surface. Space for washing machine, tumble dryer and dishwasher. Space for American style fridge/freezer. Integrated electric oven with four ring gas hob, stainless steel splash back and overhead chrome extractor fan. Anthracite grey radiator. PVCu double glazed window overlooking the rear of the property. Two PVCu double glazed windows overlooking the side of the property. Part wooden glazed door to inner hallway.

INNER HALLWAY

PVC tongue and groove clad ceiling, electric radiator, PVCu frosted double glazed door leading to the front of the property, PVCu frosted double glazed door leading out to the rear garden and tile effect lino flooring. Door leading to downstairs WC and door leading to small gym area.

DOWNSTAIRS CLOAKROOM (4' 4" x 2' 9") or (1.33m x 0.83m)

PVCu clad ceiling, centre light, extractor fan, aqua panelled walls in granite effect, wall mounted electric radiator, PVCu frosted double glazed window overlooking the rear of the property and tiled flooring. WC

STORAGE (8' 5" max x 4' 5" max) or (2.57m max x 1.34m max)

Currently used as a gym. PVC clad ceiling, one exposed breeze block wall and the remainder aqua panelled in a tiled effect, wall mounted electric radiator and fitted foam tiled.

FIRST FLOOR LANDING

Via stairs with hand rail and fitted carpet. Emulsioned ceiling, centre pendant light, access to loft via drop down ladder which is boarded and has a light, emulsioned walls with one feature papered wall, PVCu double glazed window overlooking the front of the property, skirting and fitted carpet. Doors leading to three bedrooms and family bathroom. Airing cupboard housing gas combination boiler and further storage.



BEDROOM 1 (13' 5" max x 10' 1" max) or (4.09m max x 3.07m max)

Emulsioned ceiling and walls with one feature papered wall, PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet.

BEDROOM 2 (13' 4" max x 9' 7" max) or (4.07m max x 2.91m max)

Skimmed ceiling, pendant light, emulsioned walls with one feature papered wall, PVCu double glazed window overlooking the rear of the property with hillside views, radiator, skirting and fitted carpet.

BEDROOM 3 (11' 0" max x 6' 7" max) or (3.36m max x 2.00m max)

Skimmed ceiling, centre light, emulsioned walls with one feature papered wall, PVCu double glazed window overlooking the rear of the property with hillside views, radiator, skirting and fitted carpet.

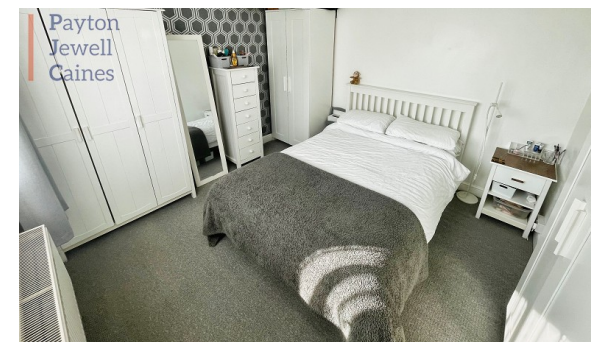
FAMILY BATHROOM (6' 5" max x 6' 2" max) or (1.96m max x 1.88m max)

PVC tongue and groove ceiling, centre light, aqua panelled walls in tile effect, frosted PVCu double glazed window overlooking the side of the property, chrome towel radiator and wood effect lino flooring. Three piece suite comprising low level WC, pedestal sink with chrome taps, bath with chrome taps and overhead electric shower.

OUTSIDE


Good sized enclosed rear garden with patio area, outside tap, space for shed, area of laid lawn with raised beds and mature shrubs. Further patio to the rear of the property with wooden Pergola and a small section of decking.

Off road parking to the front of the property for one vehicle. Electric car charge to remain. Paved steps leading to the front door with overhead canopy. Area laid to lawn and raised beds with mature shrubs. Paved steps leading to door to inner hallway.



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(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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