



St. Eia Cefn Road, Cefn Cribwr, Bridgend
County. CF32 0BD

£245,000



PAYTON
JEWELL
CAINES

St. Eia Cefn Road, Cefn Cribwr, Bridgend County. CF32 0BD

A beautifully refurbished three bedroom semi detached house comprising entrance hall, open plan lounge/diner, kitchen, boot room and utility/w.c. to the ground floor. To the first floor are three bedrooms with an EN SUITE to the master and family bathroom. Externally there are gardens to the front and rear with SPECTACULAR views to both sides. SOLD WITH NO ONWARD CHAIN.

£245,000 - Freehold

- Traditional three bedroom semi detached house
- Open plan lounge/diner
- Newly installed gas fired combination boiler
- Phenomenal views to the front and rear, EPC - E
- En suite to the master bedroom, Council tax -
- Off road parking to the front



DESCRIPTION

We are pleased to introduce for sale with on onward chain this beautifully refurbished traditional three bedroom extended semi detached house situated within the quiet village of Cefn Cribwr and benefiting from superb views to the front and rear towards the coast and over Margam Park. The property benefits from an open plan lounge/diner, newly fitted gas combination boiler, en suite to the master bedroom, downstairs utility/w.c. and off road parking to the front.

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.

ENTRANCE

Via composite door with frosted glass panels through to the vestibule.

VESTIBULE

Skimmed and emulsioned ceiling and walls, high rise wall mounted electric box, original terracotta tiles to the floor and door leading to the entrance hall.

ENTRANCE HALL

Skimmed and emulsioned ceiling with ceiling light and smoke detector, skimmed and emulsioned walls, radiator, laminate flooring in wood effect and staircase leading to the first floor landing.

RECEPTION 1 (12' 3" x 10' 0") or (3.73m x 3.04m)

Skimmed and emulsioned ceiling with feature pendant ceiling light, skimmed and emulsioned walls with two sets of wall lights, laminate flooring and radiator. Picture PVCu double glazed window overlooking the front of the property with views over the surrounding countryside. Arch opening leading through to reception 2/ lounge.

RECEPTION 2 (12' 3" x 11' 11") or (3.73m x 3.64m)

Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, radiator, picture PVCu double glazed window overlooking the rear of the property with phenomenal views. The focal point of the room is the chimney breast with alcoves either side with exposed brick mantle, tiled hearth and surround. A continuation of the laminate flooring and door leading through to the kitchen.

KITCHEN (10' 11" x 10' 1") or (3.33m x 3.07m)

Skimmed and emulsioned ceiling with ceiling light and smoke detector, skimmed and emulsioned walls, laminate flooring, vertical radiator and PVCu double glazed window overlooking the side of the property. The kitchen comprises a range of wall and base units in dove grey shaker style with coordinating marble effect work surfaces with matching up stands. Stainless steel inset sink with drainer and mixer tap, integrated electric hob and oven with overhead extractor hood, space for dishwasher and wall mounted gas fired combination boiler. Breakfast bar and under stairs storage cupboard with power and lighting. Opening through to the boot room.

BOOT ROOM (6' 11" x 4' 5") or (2.10m x 1.35m)

Skimmed and emulsioned ceiling with ceiling light, part papered / part tongue and groove wood panelled walls and PVCu door with frosted glass panel leading to the rear garden. Doorway through to the utility / w.c.



DOWNSTAIRS UTILITY/W.C. (6' 11" x 6' 0") or (2.12m x 1.84m)

Polystyrene tiled ceiling, part tiled / part tongue and groove wood panelled walls and single glazed obscured glass window overlooking the rear of the property. Two piece suite in white comprising low level w.c. and pedestal wash hand basin. Inset stainless steel sink with drainer and mixer tap with work surface, vinyl flooring in tile effect and space and plumbing for washing machine.

LANDING

Stairs leading to the first floor with wooden handrail. Skimmed and emulsioned ceiling with ceiling light and access to the loft, skimmed and emulsioned walls, fitted carpet and built in desk space.

BEDROOM 1 (12' 4" x 10' 0") or (3.76m x 3.05m)

Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls with feature panelling to one wall, radiator and fitted carpet. Two sets of PVCu double glazed windows overlooking the front of the property with beautiful views over the countryside. Doorway leading to the en suite shower room.



EN-SUITE SHOWER ROOM (10' 0" max x 3' 3") or (3.04m max x 0.99m)

Skimmed and emulsioned ceiling with inset spot lights, skimmed and emulsioned walls with tiling to splash back areas, PVCu frosted double glazed window overlooking the side of the property and wall mounted heated chrome towel rail. Three piece suite in white comprising low level w.c. wash hand basin with chrome mixer tap and vanity unit beneath and walk in shower cubicle with overhead chrome rainfall shower and sliding door. Tiled flooring in marble effect.



BEDROOM 2 (11' 10" x 10' 11") or (3.61m x 3.33m)

Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, radiator, two sets of PVCu double glazed windows overlooking the side and rear of the property with beautiful views. Fitted storage cupboard and fitted carpet.

BEDROOM 3 (9' 8" x 7' 2") or (2.94m x 2.18m)

Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property with beautiful views and fitted carpet.

BATHROOM

Skimmed and emulsioned ceiling with inset spot lights, skimmed and emulsioned walls with tiling to splash back areas and tiled flooring. PVCu frosted double glazed window overlooking the side of the property and slim line wall mounted chrome heated towel rail. Three piece suite in white comprising low level w.c. wash hand basin with chrome mixer tap with vanity beneath and panelled bath with overhead rainfall shower and glass shower screen.



OUTSIDE


Garden laid to stone chipping's and lawn with hard standing for potential to build a storage shed and access to an outside water tap. A decked area can be found at the end of the garden, perfect for garden furniture and entertaining and ideal for taking in the surrounding breathtaking views of the countryside and reservoir. Pathway leading to the front of the property.

Low maintenance frontage laid to stone chipping's with hard standing for off road parking with phenomenal views.



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		82
(69-80) C		
(55-68) D		
(39-54) E	50	
(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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