



# hrt

herbert r thomas

20 Bryn Terrace

Cefn Cribwr, Bridgend, CF32

OAP

[hrt.uk.com](http://hrt.uk.com)

## 20 Bryn Terrace

Asking price **£249,500**

A substantial four double bedroom, four reception room semi detached home with large private rear garden, situated in the heart of Cefn Cribwr.

Four double bedrooms

Four reception rooms

Ample off-road parking

Generously proportioned rear garden

High internal standard throughout

Ensuite to the master bedroom

Ideal family home





Situated in the heart of Cefn Cribwr village is this generously proportioned four double bedroom, four reception family home with generous private rear gardens and off-road parking.

The property is entered via a PVCu double glazed door into an entrance porch with PVCu double glazed window to front, tiled flooring and doorway to the entrance hallway. The hallway has staircase rising to first floor landing and doors to the lounge and sitting room. The lounge is a well proportioned space with PVCu double glazed window to front and double doors leading to the dining room. The dining room has French doors flanked by windows overlooking the rear garden and an open plan archway through to the kitchen/breakfast room, The kitchen has been fitted with a matching range of base and eyelevel units with roll top workspace over. There is a 1 1/2

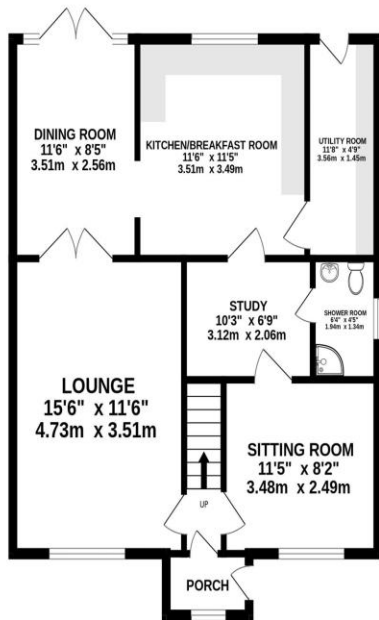
bowl sink unit with swan neck mixer tap, integrated dishwasher, built-in eyelevel double oven, four ring electric hob with complimentary extractor hood over and a doorway to the utility room. The utility room has been fitted with a matching range of base and eyelevel units with plumbing and space for two appliances, 1 1/2 bowl stainless steel sink unit with swan neck mixer tap, cupboard housing the combination boiler, tiled flooring and a PVCu double glazed door to the rear garden. The study has doorways to the sitting room and downstairs shower room. The shower room has been fitted with a three piece suite comprising of close coupled WC, pedestal wash hand basin and shower cubicle with electric shower. There is full height tiling, tiled flooring, extractor fan and PVCu obscure double glazed window to side. The sitting room has PVCu double glazed window overlooking the front garden and a door to entrance hall.

The first floor landing has loft inspection point and doorways to all four double bedrooms and a family bathroom. The bathroom has been fitted with a three piece suite comprising of bath with independent shower over, low-level WC and vanity unit wash hand basin. There is a chrome effect heated towel rail, tiled flooring, full height tiling to walls and a PVCu double glazed window to side. Bedrooms three and four are both generous double rooms with PVCu double glazed windows to front. The second and master bedrooms are generous double rooms with PVCu double glazed windows overlooking the garden and the rural mountainside beyond. The master bedroom has a doorway to an ensuite with double shower cubicle, twin vanity unit wash hand basin and a low-level WC. There is a chrome effect heated towel rail, full height tiling to walls and tiled flooring.

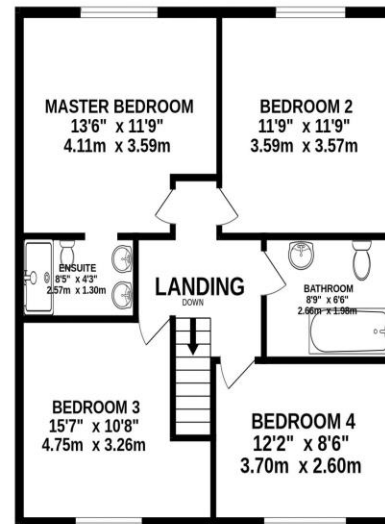
Outside the front of the property the garden laid mostly to lawn with block paved double width driveway providing ample off-road parking. To the rear of the property is a larger than average enclosed garden laid mostly to lawn with patio seating area.

Viewings on the property highly recommended to appreciate the generous size and location on offer.

**GROUND FLOOR**  
683 sq.ft. (63.4 sq.m.) approx.



**1ST FLOOR**  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1358 sq.ft. (126.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metronx 6/2023.





## Directions

From Junction 37 of the M4, follow the signs to Pyle. Once in the village take a right at the traffic lights and follow the road past the ASDA and continue straight over roundabout onto Pishgah Street. Continue to follow the road onto Commercial Street, leading onto Hight Street and onto Cefn Road. The property can be found on the right hand side indicated from our for sale sign.

## Tenure

Freehold

## Services

All mains  
Council Tax Band B  
EPC Rating C

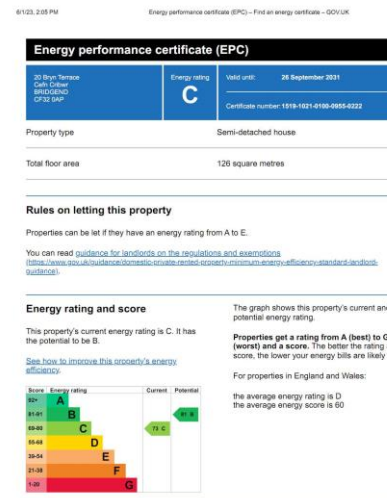
Viewing strictly by appointment through Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

**hrt**  
herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,  
Mid Glamorgan, CF31 1LH  
**01656660036**  
[bridgend@hrt.uk.com](mailto:bridgend@hrt.uk.com)

**hrt** Est. 1926



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



