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herbert r thomas

30 John Street  
Cefn Cribwr, Bridgend,  
Bridgend, CF32 0AD

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



## 30 John Street

Asking price **£349,950**

Situated in a picturesque setting in the popular Cefn Cribwr village is this well presented four bedroom detached property showcasing spectacular views to the rear from the main bedroom balcony and the ground floor

Spectacular views to rear

Ample garden plot with elevated decking and balcony to showcase stunning views

Open plan kitchen /diner family area

Impressive sized reception room

Four bedrooms

Bathroom and shower room

Garage and off road parking

Popular Cefn Cribwr Village close to local school, shops and amenities

Great commuter access via junctions 37 and 36 of the M4

Virtual tour









With stunning picturesque views and located in the Cefn Cribwr Village is this well-proportioned four bedroom detached property with open plan kitchen /diner, impressive lounge/reception room, garage, parking and teared garden with green outlook and fantastic views.

The property is entered via a UPVC door into an entrance porch with double glazed window to the side and glazed oak door through to the inner hallway with staircase rising to the first floor landing and doors to the lounge, kitchen/ diner and a useful storage cupboard underneath the stairs. The lounge is a generous sized reception room with double glazed bay window to the front with featured fireplace and ample space for furniture. The kitchen has been fitted with a matching range of base and eyelevel units with granite worktops, stainless steel sink with mixer tap, two integral fridges, integral freezer and dishwasher, space for cooker with built-in extractor fan overhead, large kitchen island with the same matching granite worktops and storage cupboards beneath with featured pullout charging point. Off the kitchen is an open plan dining/family area with modern wall radiator and alcove space for TV and ample lounging or dining furniture opportunity rounded off by spectacular double glazed sliding doors showcasing the fantastic view and access out to decking section of the garden.

To the first floor landing there are doors to the four bedrooms and family bathroom. The main bedroom is an impressive sized double room with UPVC French doors out onto the balcony with breathtaking elevated views across the reservoir and overlooking the garden. Bedrooms two and three are well proportioned double rooms that benefit from built-in wardrobes and additional alcove space for televisions and double glazed UPVC windows. Bedroom four is a well-proportioned single bedroom with double glazed UPVC window to the rear overlooking the garden and views beyond with door through to the ensuite shower room. The ensuite is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and electric shower

suite with sliding panel doors. The family bathroom is fitted with a three-piece suite comprising of a WC, pedestal wash handbasin and panel bath with half tiled walls and a double glazed window to front.

To the front of the property there is a lawned area ahead of the property entrance and a driveway providing ample parking ahead of the garage with electrical power. To the rear of the property the garden is tiered and includes elevated decking with ample space for garden furniture and showcases the fantastic views. The lawn section of the garden is an ample size and fully enclosed.





## Tenure

Freehold

## Services

All mains services  
Council Tax Band E  
EPC Rating D

## Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

06060205\_1043 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)	
<p>Dr John Lloyd Lloyd Lloyd 0790 0000 0790 0000</p>	<p>Single rating: <b>D</b></p> <p>Valid until: 31 January 2026</p> <p>Certificate number: 6265-1210-2155-8847-0304</p>
Property type: Detached house	Total floor area: 139 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/landlords>

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**Energy rating and score**

This property's energy rating is D. It has the potential to be A.

[See how to improve this property's energy efficiency](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: the average energy rating is D the average energy score is 60.

## Directions

Viewing strictly by appointment  
through Herbert R Thomas

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

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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



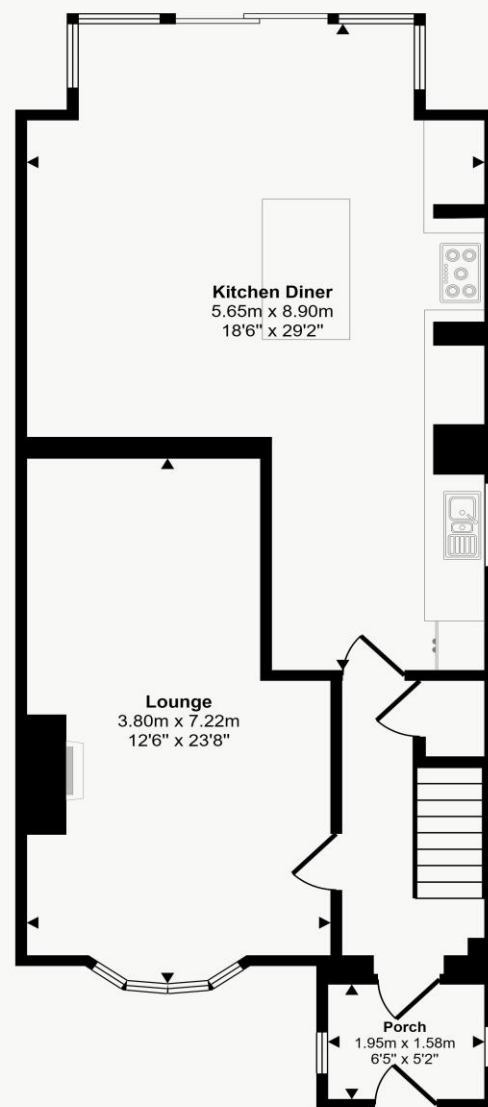
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



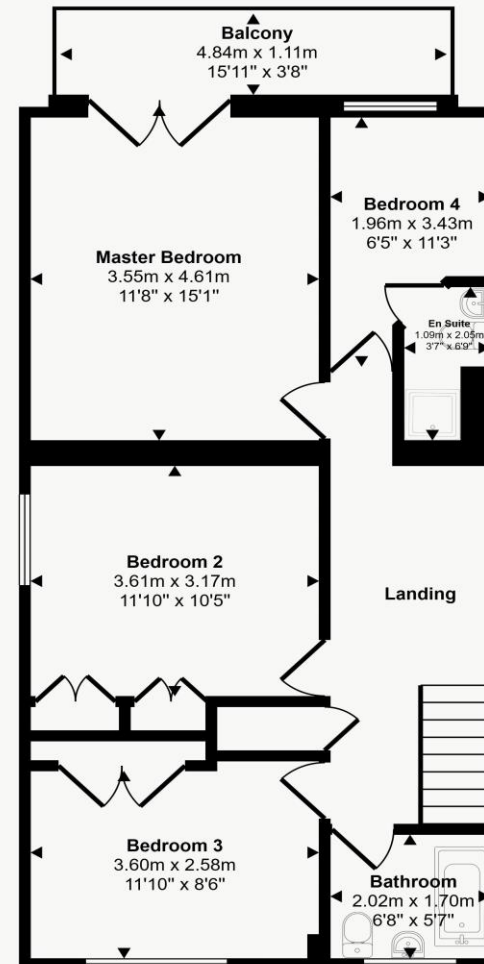




Approx Gross Internal Area  
142 sq m / 1527 sq ft



Ground Floor  
Approx 75 sq m / 812 sq ft



First Floor  
Approx 66 sq m / 715 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



