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54 Heol Shon

Cefn Cribwr,

Bridgend,

CF32 0BG

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Asking price **£239,995**

Three bedroom semi-detached property in a popular Village location.

Three bedroom semi-detached property

Popular village location close to local amenities

Loving family home for the past 18 years

Two reception areas including lounge with feature gas fire

Modern fitted kitchen with separate utility room

Ground floor cloakroom/WC

Substantial corner plot with off-road parking

Generous west-facing rear garden

Outbuildings





Situated in the heart of a sought-after village, this three bedroom semi-detached property has been a much-loved family home for the past 18 years. Offering well-presented accommodation and generous outside space, it is ideal for families and buyers looking for a home to grow into.

The property is entered via a UPVC double-glazed door with a glass side screen, opening into a welcoming entrance hallway with stairs rising to the first floor.

Doors lead off to the kitchen and lounge, with an open downstairs area adding to the sense of space. The lounge is positioned at the front of the property and features a large window overlooking the front garden, a fitted carpet, and a feature gas fire.

The kitchen is fitted with a range of base, wall, and drawer units, including a built-in wine rack and complementary work surfaces. It has an open aspect through to the dining area, with laminate flooring throughout. There is space for a fridge/freezer, a built-in electric oven with induction hob, a 1.5 bowl sink unit, open shelving, and additional storage. The dining area benefits from French doors opening onto the rear garden. From the kitchen, a side door leads into an inner hallway, providing access to both the front and rear gardens.

Off this hallway is a ground floor WC, fitted with panelling and a window. Laminate flooring flows throughout to a handy storage cupboard. A utility room is also located here, fitted with base and drawer units, work surfaces, sink unit, side window, and space/plumbing for a washing machine and tumble dryer.

Stairs rise to a carpeted landing, with doors leading to three bedrooms, a family bathroom, and a separate WC. Bedroom one is positioned to the front of the property, with a window overlooking the garden.

The room is tastefully decorated with panelling, has space for wardrobes, and is fitted with carpet.

Bedroom two is another double bedroom, with a panelled wall, window overlooking the rear garden, storage cupboard housing the Ferolli combi boiler, and fitted carpet.

Bedroom Three is a front-facing bedroom with a built-in cabin bed, space for wardrobes, and fitted carpet.

The family bathroom is part-tiled and fitted with a panelled bath with thermostatic shower over, pedestal wash hand basin, chrome heated towel rail, and tiled flooring.

A rear-facing window provides natural light. The separate WC is fitted with a toilet, side-facing window, and tiled walls and floor.

Outside The property occupies a substantial corner plot, approached via a chipping driveway providing off-road parking for multiple vehicles. A pathway leads to the front door, with the front garden laid to lawn. The west-facing rear garden is a particular feature, with a main patio area adjoining the property and additional patio areas positioned throughout.

The majority of the garden is laid to lawn and enclosed by wooden fencing. Two outbuildings with power and light provide versatile storage or workshop space, while a hidden allotment area is tucked away behind them.





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 Pysgah Street. Continue to follow the road onto Commercial Street, leading onto High Street and onto Cefn Road. Follow along Seaview Terrace with the open green on your right hand side and the property will be located on the left hand side as indicated by our for sale board.

Tenure

Freehold

Services

All Mains Services
Council Tax Band B
EPC Rating

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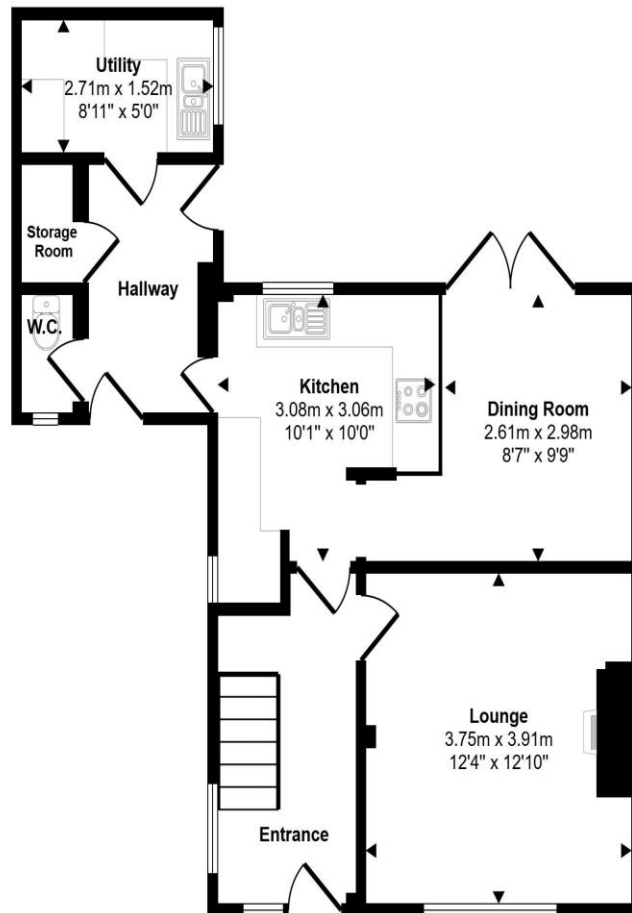
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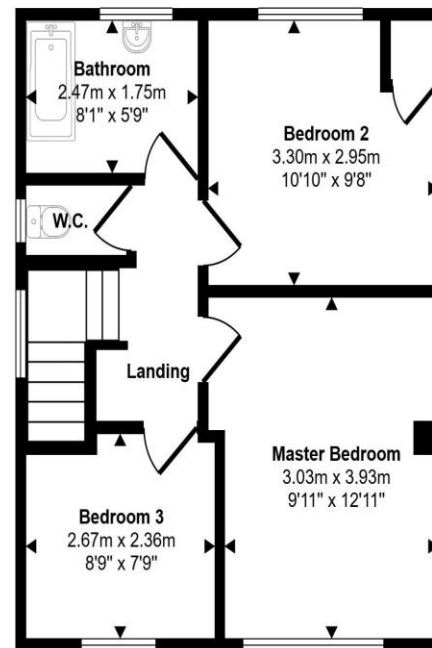
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



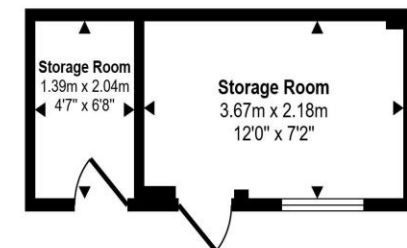
Approx Gross Internal Area
106 sq m / 1146 sq ft



Ground Floor
Approx 53 sq m / 575 sq ft



First Floor
Approx 42 sq m / 453 sq ft



Outbuildings
Approx 11 sq m / 119 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.

