



16 Bryn Terrace, Cefn Cribwr, CF32 0AP

£165,000

Ferriers Estate Agents are pleased to offer for sale, this three bedroom, semi-detached property, situated in Cefn Cribwr. Close to local amenities, and a short drive to the McArthur Glen Designer Outlet, The M4 and the Towns of Bridgend, Port Talbot and Porthcawl. The accommodation briefly comprises:- entrance hallway, bathroom, lounge, dining room and a kitchen to the ground floor. Landing, master bedroom with an en-suite cloakroom and a further two bedrooms to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, off-road parking for two cars to the front and one to the rear and a good sized rear garden. Internal viewing is highly recommended!

Please be advised that this property is of non-standard construction, being of a style known as "Dorlonco".

Please check with your mortgage advisor whether this style would be acceptable to a lender that they may be considering recommending, before requesting a viewing.

Tenure = Freehold (to be confirmed by a legal representative).

EPC Rating = D.

Council Tax Band = B.

Ground Floor

Entrance Hall



Entry via a uPVC double glazed door, skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, carpeted staircase leading to the first floor, uPVC double glazed window to the front, door into the lounge, door into the dining room, door into:-

Bathroom 5'8" x 5'7" (1.73 x 1.70)



Skimmed ceiling, part skimmed, part tiled walls, wood effect vinyl flooring, heated towel rail, three piece suite comprising a panel bath with electric shower over, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the side.

Lounge 15'8" x 11'7" (4.78 x 3.53)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, feature alcove in fire breast wall, dual aspect - uPVC double glazed windows to the front and rear.

Dining Room 11'9" x 9'7" (3.58 x 2.92)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, door to an under stairs storage cupboard, space for a fridge/freezer, space for a small dining table, uPVC double glazed window to the side, uPVC double glazed door to the rear, opening into:-

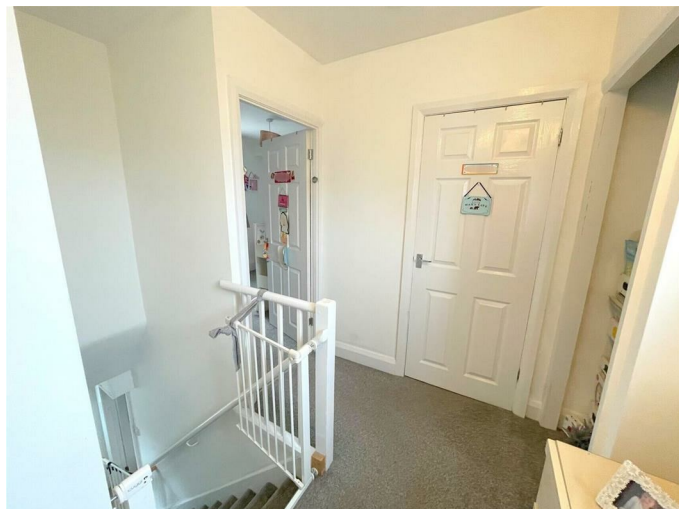
Kitchen 10'6" x 5'11" (3.20 x 1.80)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, a range of wall and base units with complementary work surface housing a bowl and a half stainless steel sink/drainer with mixer tap, space for electric cooker with chrome chimney style extractor above, space and plumbing for a washing machine, uPVC double glazed window with obscured glass to the side.

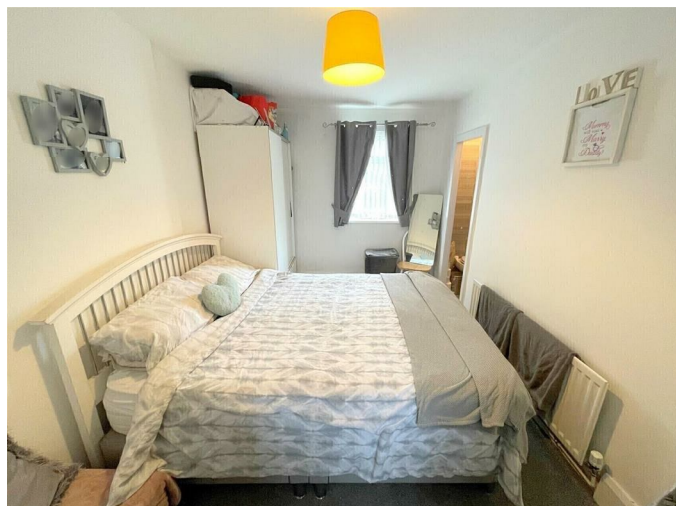
First Floor

Landing



Skimmed ceiling with loft access, skimmed walls, fitted carpet, uPVC double glazed window to the rear, three doors off:-

Master Bedroom 15'8" x 8'6" (4.78 x 2.59)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, dual aspect - uPVC double glazed windows to the front and rear, opening into:-

En-suite Cloakroom 5'2" x 2'11" (1.57 x 0.89)

Skimmed ceiling, skimmed walls, vinyl flooring, two piece suite comprising a wall mounted wash hand basin and a low level W.C., built in shelving.

Bedroom Two 10'3" x 9'0" (3.12 x 2.74)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, door to storage cupboard housing the combination gas boiler, uPVC double glazed window to the front.

Bedroom Three 7'3" x 6'7" (2.21 x 2.01)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the rear.

Outside

Front Garden



Laid to concrete with off-road parking for up to two vehicles, shared driveway to the side leading to off road parking for one car to the rear, wooden pedestrian gate leading to the rear garden.

Rear Garden



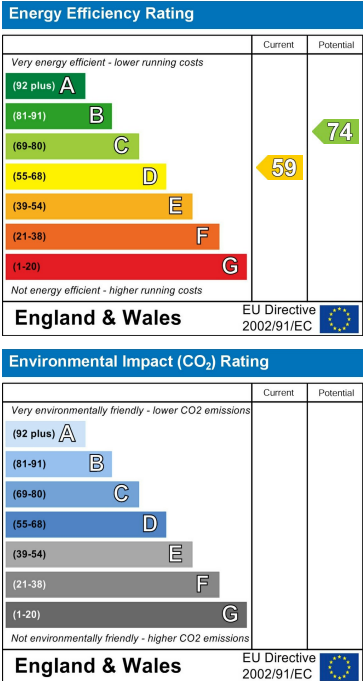
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.