



26 Gwelfor, Cefn Cribwr, CF32 0BL

£245,000

Nestled in the charming village of Cefn Cribwr, Bridgend, this extended semi-detached house in Gwelfor offers a perfect blend of comfort and space for family living. With four well-proportioned bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

The accommodation briefly comprises and entrance hallway, lounge/diner, snug, kitchen and W.C to the ground floor. Landing, four bedrooms, shower room and separate bathroom to the first floor. The property further benefits from uPVC double glazing, gas central heating via a combination boiler, enclosed rear garden, front garden and off road parking for up to three vehicles to the side.

Situated in a desirable location, this home benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. The surrounding area boasts beautiful countryside, perfect for leisurely walks and outdoor activities.

In summary, this semi-detached house in Gwelfor is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family home. With its generous living areas and convenient location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming property your own.

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

EPC Rating = C.

Council Tax Band = B.

Ground Floor

Entrance Hall

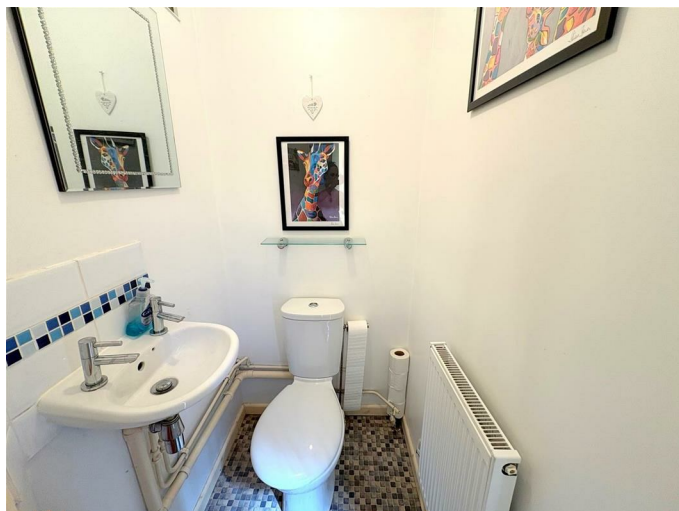


Entry via uPVC double glazed door with matching side panel. Textured and coved ceiling, papered walls, wood effect laminate flooring, radiator, carpeted stairs to first floor, two doors off and open to:

Kitchen 20'11" x 11'9" (6.4 x 3.6)

Skimmed ceiling with spotlights, skimmed and tiled walls, wood effect laminate flooring, a range of farmhouse style base and wall mounted units with a complementary work surface housing a ceramic sink/drainage, space for dishwasher, washing machine, fridge freezer and range style cooker, radiator, uPVC double glazed window to front, uPVC double glazed door to rear, composite door to side, door to snug and door to:

Cloakroom 3'11" x 3'3" (1.2 x 1.0)



Skimmed ceiling and walls, vinyl flooring, radiator, uPVC double glazed window with obscured glass to rear and a two piece suite comprising a low level W.C and wall mounted wash hand basin.

Snug 9'2" x 5'10" (2.8 x 1.8)



Textured ceiling, skimmed walls, wood effect laminate flooring, radiator and uPVC double glazed window to rear.

Lounge/Diner

Lounge 12'9" x 12'5" (3.9 x 3.8)

Textured and coved ceiling, papered walls, wood effect laminate flooring, radiator, uPVC double glazed window to rear, feature brick fireplace with a tiled hearth and open to:

Dining Area 12'9" x 9'10" (3.9 x 3.0)

Textured and coved ceiling, papered walls, wood effect laminate flooring, radiator, uPVC double glazed window to front.

First Floor

Landing



Textured and coved ceiling with loft access, papered walls, fitted carpet and six doors off.

Bedroom One 11'9" x 9'2" (3.6 x 2.8)



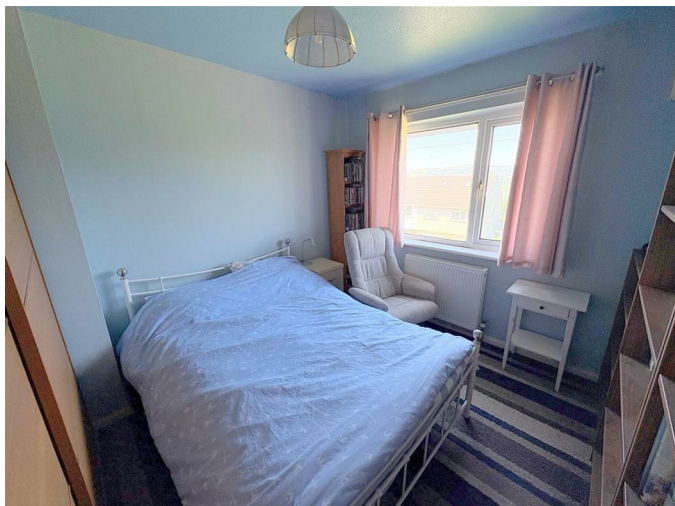
Skimmed ceiling with spotlights, skimmed walls, wood effect laminate flooring, radiator, fitted wardrobes and a uPVC double glazed window to front.

Bedroom Two 11'9" x 9'10" (to the wardrobes) (3.6 x 3.0 (to the wardrobes))



Textured ceiling, papered walls, fitted carpet, storage cupboard housing a gas combination boiler, radiator, fitted wardrobes and a uPVC double glazed window to rear.

Bedroom Three 11'1" x 9'6" (3.4 x 2.9)



Textured ceiling, papered walls, fitted carpet, radiator, fitted wardrobes and a uPVC double glazed window to front.

Bedroom Four 9'2" x 7'6" (2.8 x 2.3)



Textured ceiling, papered walls, fitted carpet, radiator and a uPVC double glazed window to front.

Bathroom 6'2" x 5'6" (1.9 x 1.7)



Textured ceiling, tiled walls, vinyl flooring, radiator,

uPVC double glazed window with obscured glass to rear and a three piece suite comprising a panel bath with shower over, low level W.C and pedestal wash hand basin.

Shower Room 6'10" x 6'6" (2.1 x 2.0)



Skimmed ceiling, skimmed and tiled walls, vinyl flooring, radiator, uPVC double glazed window with obscured glass to rear and a three piece suite comprising a shower cubicle, low level W.C and pedestal wash hand basin.

Outside

Front Garden



Two areas laid to lawn, bordered with block walls and pedestrian gate, open to side garden which offers off street parking for up to three vehicles, accessed via wrought iron driveway gates.

Rear Garden



An enclosed garden with an area laid to patio, further area laid to artificial turf, raised bedding area and a block shed.

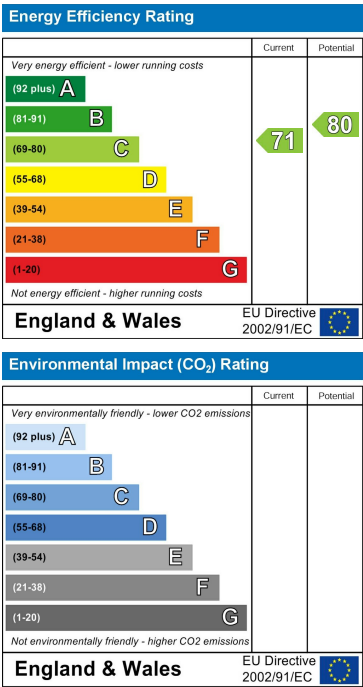
Floor Plan



Area Map



Energy Efficiency Graph



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