



7 Sea View, Cefn Cribwr

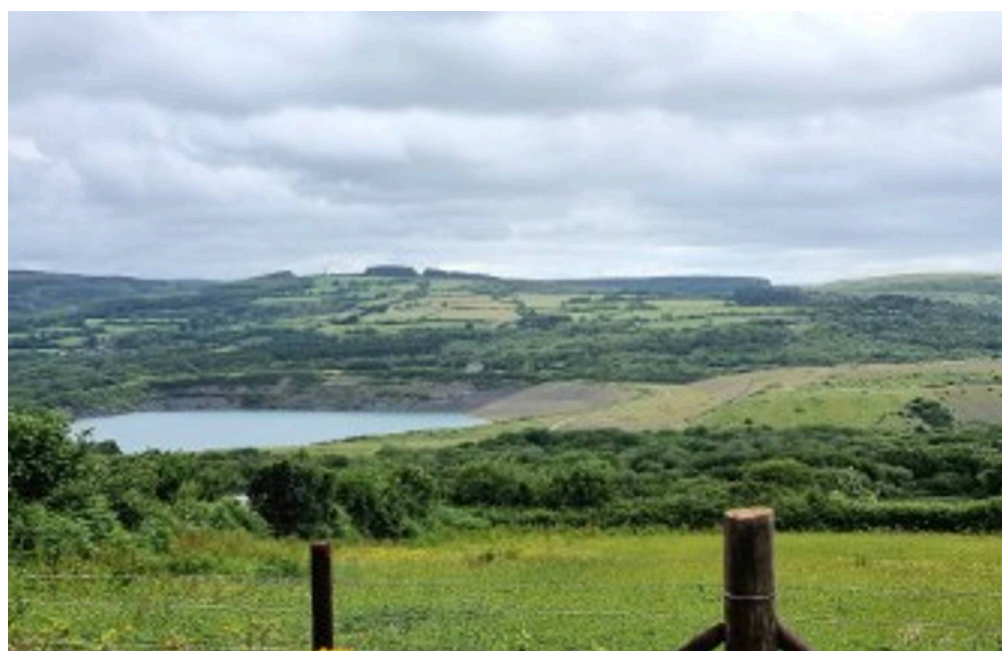
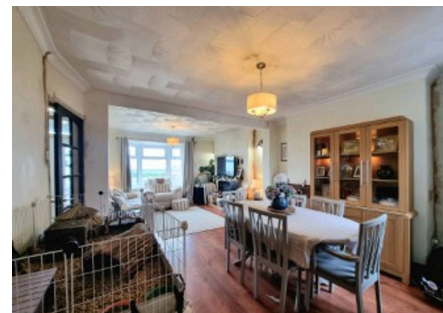
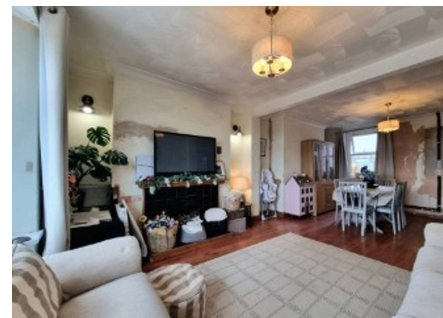
£200,000 Freehold

Enviably views to front and rear • A spacious three bedroom mid terrace family home • Recently undergone significant renovation with some small cosmetic work to be finished off • New driveway off road parking created to the front, with drop curb access • Open plan lounge/diner with feature UPVC triple glazed bay window to the front • Contemporary fitted kitchen and bathroom • Separate utility area • Convenient first floor WC • Scope to build a garage or outbuilding to the rear with rear lane access • Within walking distance to local village amenities, play park, nature reserve walks and primary school

DanielMatthew
ESTATE AGENTS



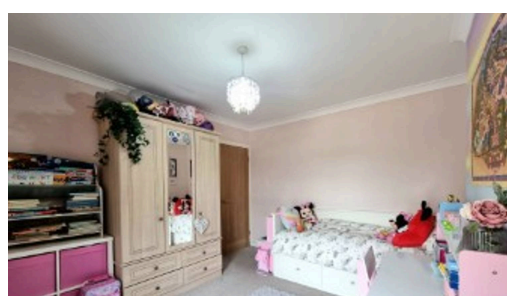
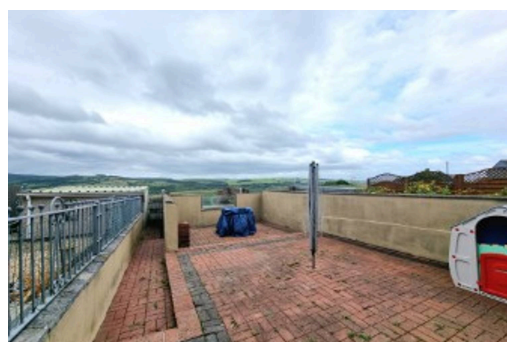
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Council Tax band: C
Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating:
TBC





Hallway

The property is entered via a modern composite and glazed panel door into a light and inviting entrance hallway, self level flooring, with a staircase rising to the first floor accommodation and a glazed panel door giving access to the lounge/diner.

Lounge/Diner

23' 9" x 12' 4" (7.25m x 3.77m)

The spacious open plan lounge/diner features a large, recently fitted UPVC triple glazed window to the front, flooding the room with natural light. There is an ornate gas fire with wooden surround and tiled hearth to one wall, laminate wood flooring throughout and a UPVC double glazed window to the rear, enjoying views of the garden. The room further benefits from access to a useful understairs storage area and a doorway to the rear leads through to the kitchen.



Kitchen

10' 0" x 9' 9" (3.04m x 2.98m)

The beautifully appointed kitchen has been fitted with a matching range of contemporary base and wall mounted units, with a complimenting wood effect worksurface over. It features an integrated eye level oven and microwave, integrated dishwasher and integrated fridge/freezer. There is a composite sink unit to one side, with a swan neck mixer shower tap positioned below a UPVC double glazed window and a four burner electric hob. The room benefits from ceramic tiled flooring, that continues through to the inner hallway.



Utility

The inner hallway has been cleverly designed to utilise the space between the kitchen and ground floor bathroom. Recessed alcove shelving units provide storage and there is a continuation of the ceramic tiled flooring as the kitchen. The utility space has a fitted kitchen units, matching those of the kitchen, with a bespoke fitted wood effect worksurface over. It offers space for a plumbed washing machine and has a UPVC and glazed panel door to the side giving access to the garden.

Bathroom

8' 1" x 9' 0" (2.47m x 2.74m)

The modern fitted family bathroom has been fitted with a contemporary white four piece suite with contrasting matt black fixtures. The suite comprises; free standing bath, low level WC, vanity wash hand basin with cupboard storage below and a large walk in double shower cubicle. The room benefits from full height tiling with the shower and surrounding the bath area, a wall mounted heated towel rail, a continuation of the same ceramic tiled flooring as the hallway and an obscure UPVC double glazed window to the side.

Landing

The landing has been partially laid to fitted carpet flooring, with a loft inspection point access and doorways giving access to all three bedrooms and the first floor WC.

Bedroom One

10' 1" x 15' 3" (3.07m x 4.66m)

Bedroom one is bright and spacious double sized room located to the front of the property. It features a solid oak access door, fitted carpet flooring and two UPVC double glazed windows to the front, offering enviable rural and sea views.

Bedroom Two

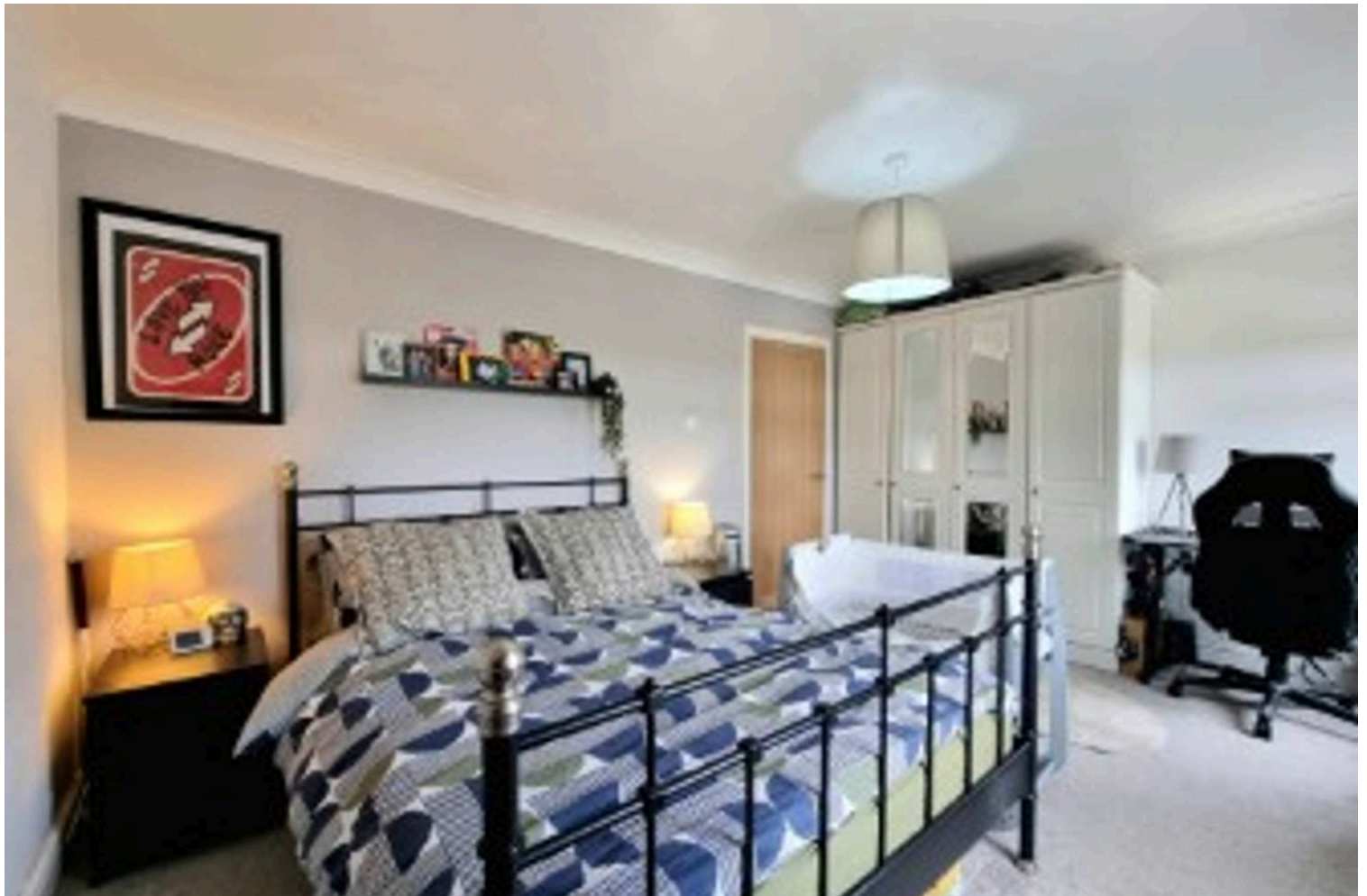
11' 9" x 10' 10" (3.59m x 3.30m)

The second spacious double bedroom is centrally located within the property. It offers a UPVC double glazed window to the rear enjoying views over the nature reserve and quarry and fitted carpet flooring.

Bedroom Three

6' 3" x 9' 8" (1.91m x 2.95m)

The well proportioned third bedroom requires decorating. There are exposed floorboards and a UPVC double glazed window



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The well proportioned third bedroom requires decorating. There are exposed floorboards and a UPVC double glazed window to the rear enjoying the same views as bedroom two.

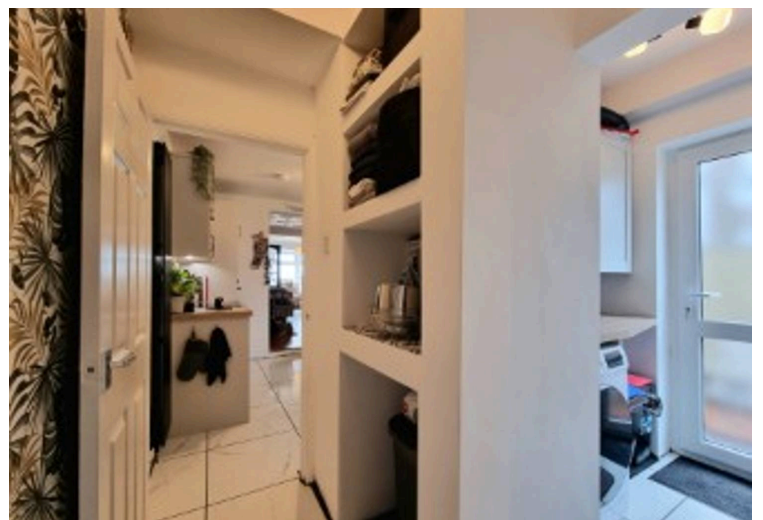
Front Garden

To the front of the property, a level sandstone laid driveway has recently been laid with a convenient drop curb for accessibility. A paved pathway to one side of the driveway leads to the front door.

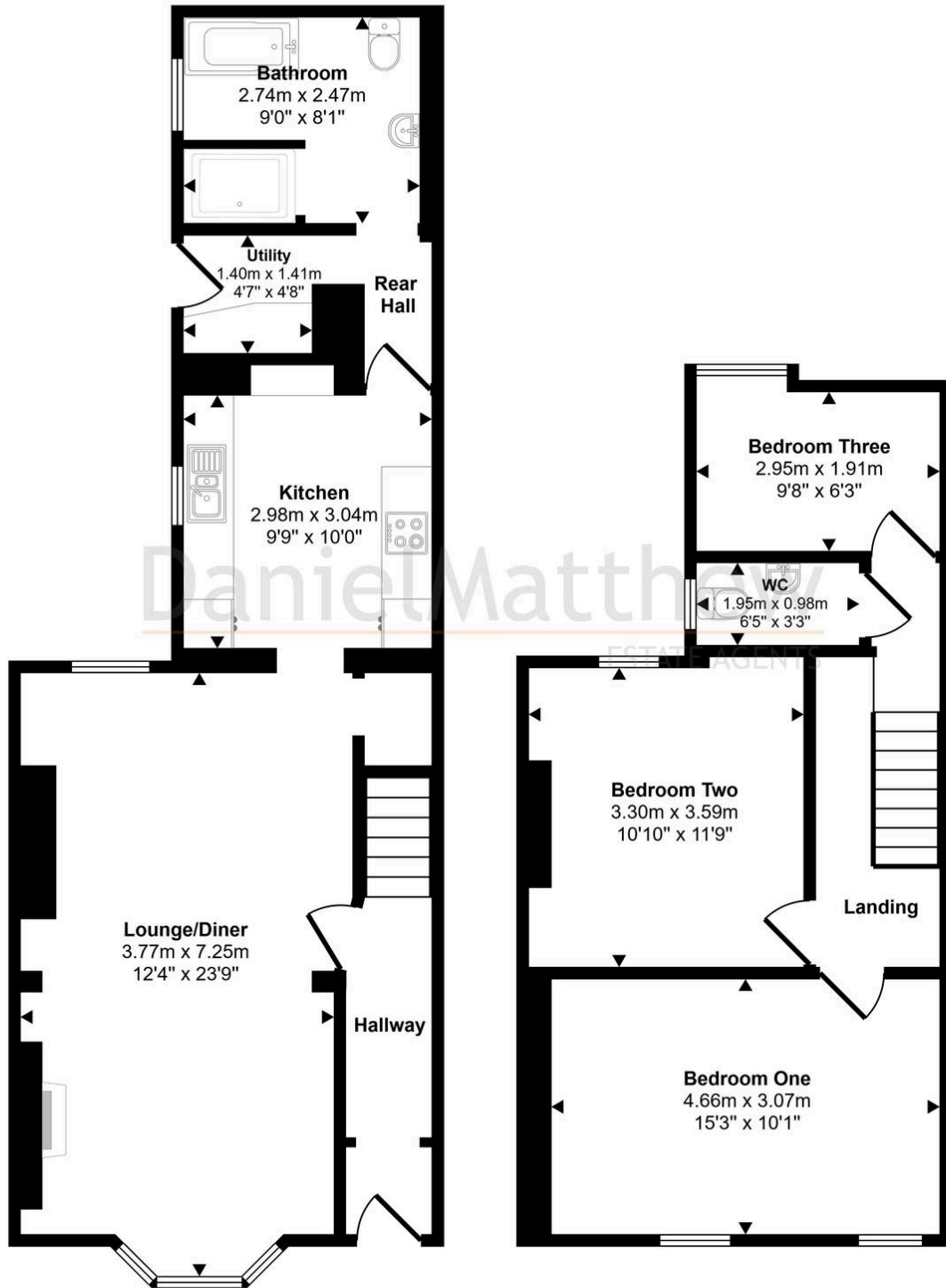
Rear Garden

The large, enclosed rear garden has been mainly laid to brick pavia level areas, offering a low maintenance space to enjoy. On the rear boundary wall, a tall wooden side gate opens out to give access to a communal rear lane, and an area where a previous outbuilding/garage once stood. This gives potential/scope to re-build on the area (subject to obtaining relevant planning consent).





Approx Gross Internal Area
101 sq m / 1082 sq ft



Ground Floor
Approx 57 sq m / 612 sq ft

First Floor
Approx 44 sq m / 470 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.

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