



## 11 Cribbwr Square, Kenfig Hill, CF33 6NB

### £185,000

Ferriers Estate Agents are pleased to offer for sale, this three bedroom terraced property, conveniently situated close to all local amenities, within easy access of Junction 37 of the M4 Motorway, the Towns of Bridgend, Port Talbot and the seaside resort of Porthcawl. The accommodation briefly comprises:- entrance hallway, cloakroom, lounge/diner, kitchen and a lean-to / utility area to the ground floor. Landing, three bedrooms and a bathroom to the first floor. The property further benefits from gas central heating via combination boiler (only 2 yrs old approx. with 8 year warranty remaining), uPVC double glazing, solar panels (leased), off-road parking for 2 vehicles to the front and an enclosed, low maintenance garden to the rear with rear lane access. This property would make an ideal first time purchase or investment!

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

EPC Rating = C.

Council Tax Band = B.



## Ground Floor

### Entrance Hallway



Entry via a composite front door with matching glass side panel, skimmed ceiling, skimmed walls with dado rail, wood effect vinyl flooring, radiator, carpeted staircase leading to the first floor, storage cupboard, three doors off:-

### Cloakroom 2'10" x 5'8" (0.88 x 1.75)



Textured ceiling, skimmed and PVC panelled walls, mosaic effect vinyl flooring, radiator, two piece suite comprising a vanity wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the front.

### Lounge / Diner 11'0" x 23'6" (3.37 x 7.17)



Textured ceiling, skimmed and papered walls, wood effect vinyl flooring, radiator, dual aspect - uPVC double glazed windows to the front and rear.

### Kitchen 9'0" x 10'0" (2.76 x 3.07)



Skimmed ceiling, skimmed walls, tiled flooring, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage with mixer tap, integrated appliances include an electric oven and gas hob with built-in extractor above, space and plumbing for a dishwasher and space for an under counter fridge/freezer, uPVC double glazed window to the rear, uPVC double glazed door to the rear providing access into:-



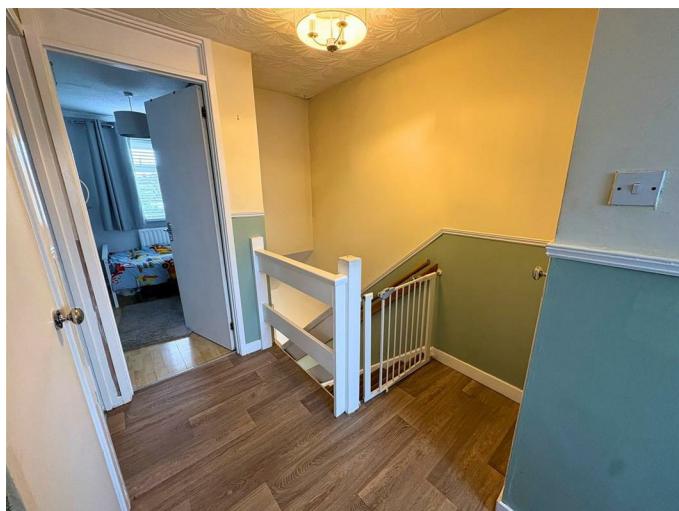
Lean-to / Utility Area 20'0" (approx.) x 6'0" (6.1 (approx.) x 1.83)



Polycarbonate roof, PVC panelling surrounding, wood effect vinyl flooring, radiator, uPVC double glazed window looking into the lounge / diner, door into the storage shed, uPVC double glazed windows surrounding, uPVC double glazed door to the rear providing access into the rear garden.

First Floor

Landing



Textured ceiling with loft access, skimmed walls with dado rail, wood effect vinyl flooring, two storage cupboards, four doors off:-

Bedroom One 11'1" x 12'4" (3.38 x 3.76)



Textured and coved ceiling, skimmed walls, fitted carpet, radiator, built-in wardrobe, storage cupboard housing the gas combination boiler, uPVC double glazed window to the front.

Bedroom Two 12'4" x 8'5" (3.78 x 2.57)



Textured and coved ceiling, skimmed walls, wood effect vinyl flooring, radiator, built-in wardrobe, uPVC double glazed window to the rear.

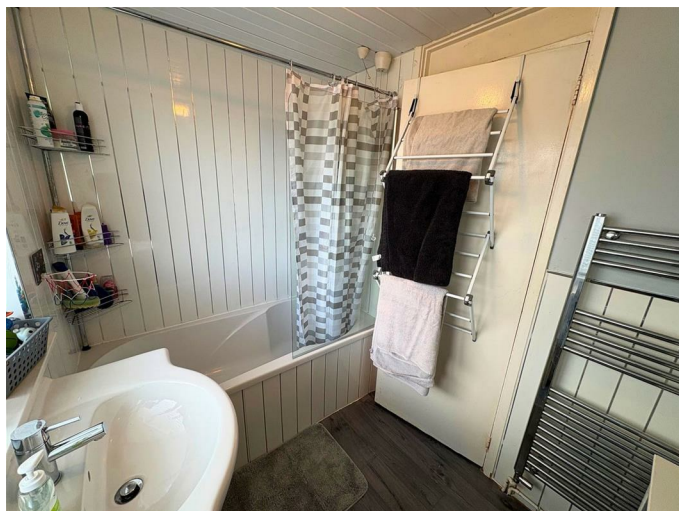


Bedroom Three 9'1" x 9'3" (2.78 x 2.83)



Textured and coved ceiling, skimmed walls, wood effect vinyl flooring, radiator, fitted wardrobe, uPVC double glazed window to the front.

Bathroom 7'8" x 6'1" (2.36 x 1.86)



PVC panelled ceiling, skimmed and PVC panelled walls, wood effect vinyl flooring, chrome heated towel rail, three piece suite comprising a panel bath with shower over, vanity wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

Outside

Driveway



Driveway suitable for two vehicles, paved pathway leading to the property entrance, bordered with block walls to each side.

Rear Garden



An enclosed garden laid to patio, block built storage shed, wooden pedestrian gate to the rear providing rear lane access, bordered with block walls.

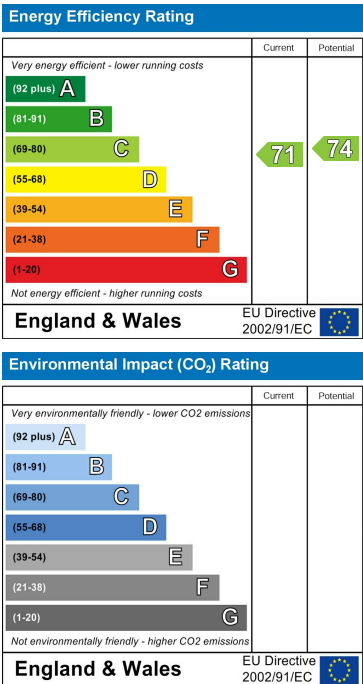
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.