

## 4 Heol-Ty-Cribwr, Bridgend

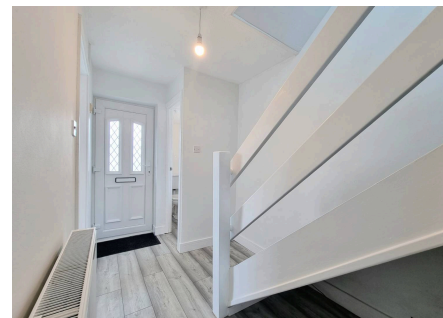
£225,000 Freehold

A recently modernised semi detached family home • Available to purchase with vacant possession • An ideal purchase for first time buyers or investors wanting to add a quality property to their rental portfolio • Light and spacious accommodation throughout • Large open plan lounge/diner, sub divided by a feature brick built wall offering a focal alcove recess space • Contemporary fitted kitchen and bathroom • An abundance of built in storage throughout the property • Useful ground floor WC • Generous off road driveway parking with detached single garage • Well presented front and rear gardens

**DanielMatthew**  
ESTATE AGENTS



- A recently modernised semi detached family home
- Available to purchase with vacant possession
- An ideal purchase for first time buyers or investors wanting to add a quality property to their rental portfolio
- Light and spacious accommodation throughout
- Large open plan lounge/diner, sub divided by a feature brick built wall offering a focal alcove recess space
- Contemporary fitted kitchen and bathroom
- An abundance of built in storage throughout the property
- Useful ground floor WC
- Generous off road driveway parking with detached single garage
- Well presented front and rear gardens

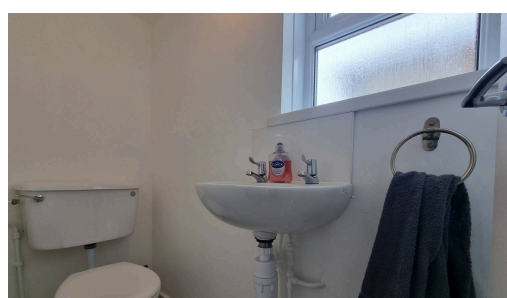
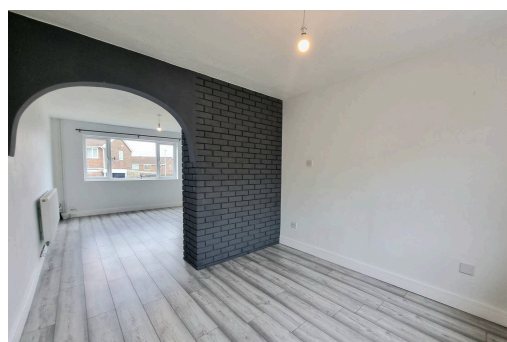


Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:  
D





### Hallway

The property is entered via a UPVC and glazed panel door into the light and inviting entrance hallway, featuring newly laid laminate wood flooring and a useful recessed under stair storage area. The hallway gives access to the lounge/diner, kitchen and WC.

### Lounge

13' 0" x 11' 2" (3.97m x 3.41m)

The spacious lounge features a continuation of the newly laid laminate wood flooring, which extends into the dining area, a large UPVC double glazed window to the front and a features a brick built sub dividing wall to the rear, with a small recessed alcove suitable for a feature fireplace.

### Dining Area

8' 8" x 9' 5" (2.64m x 2.86m)

Accessed via an archway in the sub dividing feature brick wall, the dining area has a continuation of the newly fitted wood laminate flooring and offers a UPVC double glazed window to the rear.

### Kitchen

9' 8" x 7' 4" (2.94m x 2.23m)

The bright and contemporary kitchen has been fitted with a matching range of modern base and wall mounted units, with a light laminated worksurface over. It offers space for two appliances, space for fridge/freezer, an integrated electric oven with four burner sealed plate hob and a stainless steel sink unit positioned below a UPVC double glazed window to the rear. The room benefits from a generous pantry storage cupboard, has a continuation of the newly fitted laminate wood flooring and has a UPVC and glazed panel door to the side.



## WC

The useful ground floor WC has been fitted with a white two piece suite comprising; low level WC and a wall mounted wash hand basin. There is a UPVC double glazed window to the side and newly fitted laminate flooring.

## Landing

To the first floor, the landing features newly fitted carpet flooring, an obscure UPVC double glazed window to the side and gives access to all three bedrooms, the shared bathroom and a generous airing storage cupboard.

## Bedroom One

11' 1" x 9' 9" (3.37m x 2.98m)

The first double bedroom is positioned to the front of the property and features a large UPVC double glazed window to the front, has a continuation of the newly fitted carpet flooring and benefits from a built in double wardrobe.

## Bedroom Two

8' 6" x 10' 10" (2.59m x 3.31m)

The second double bedroom is located to the rear of the property. It features a continuation of the newly fitted carpet flooring, a UPVC double glazed window to the rear and benefits from a built in storage cupboard.

## Bedroom Three

8' 2" x 7' 1" (2.50m x 2.15m)

Bedroom three is a well proportioned single bedroom located to the front of the property. It offers a UPVC double glazed window to the front, newly fitted carpet flooring and gives access to a useful built in storage cupboard.

## Bathroom

5' 5" x 6' 0" (1.64m x 1.84m)

The bathroom has been fitted with a white three piece suite comprising; panel bath with over bath mains power shower fitted and glazed shower screen, low level WC and a pedestal wash hand basin. There is full height tiling to all walls, a contemporary wall mounted radiator, vinyl flooring and an obscure UPVC double glazed window to the rear.

## Rear Garden

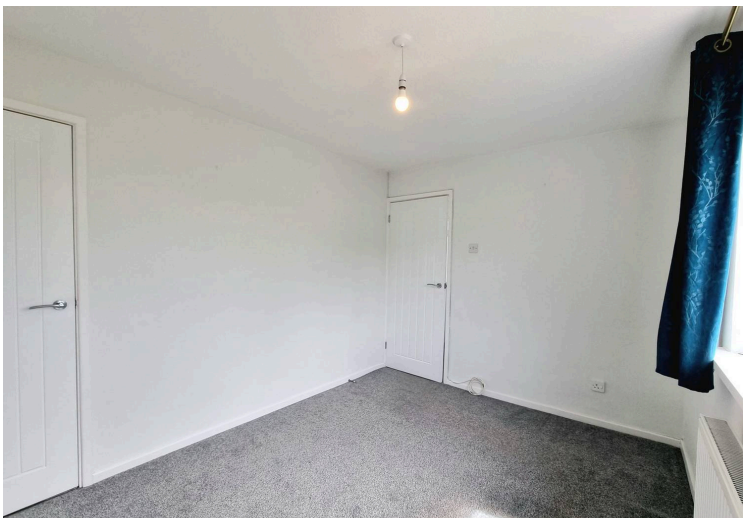
Occupying a corner plot, the rear garden is accessed via pathway from the front leading between the property and the detached garage.



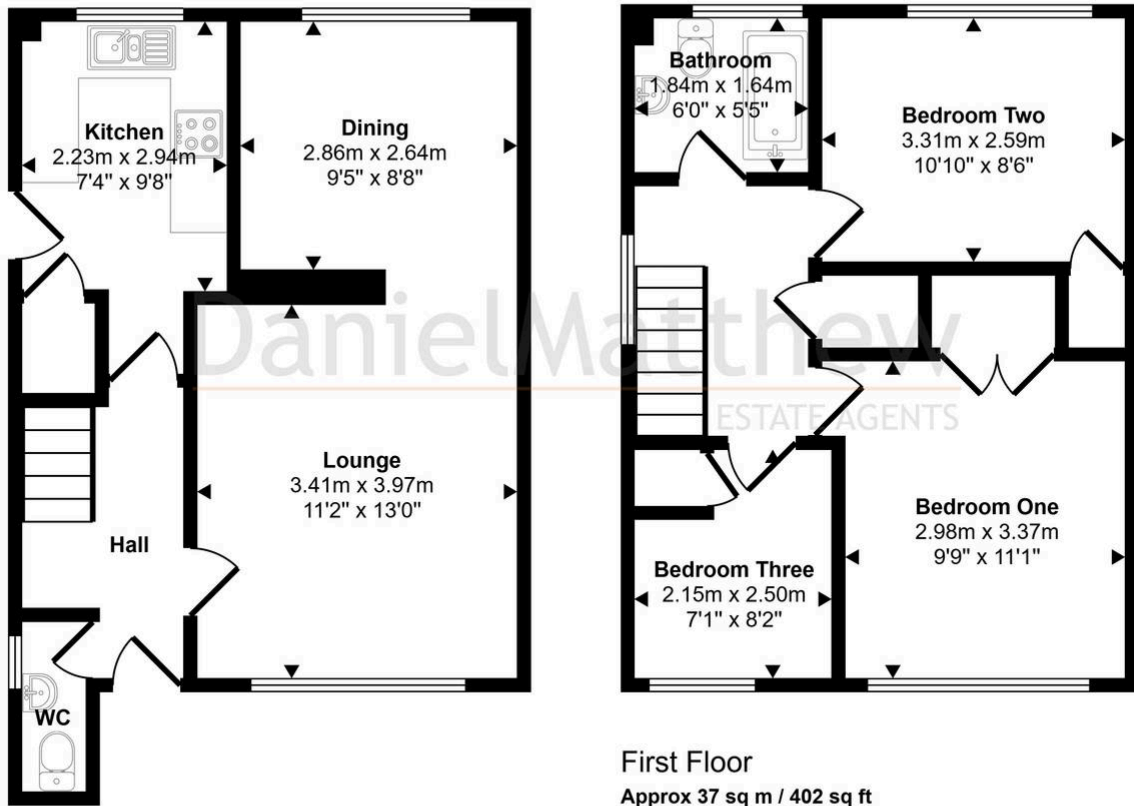
## REAR GARDEN

Occupying a corner plot, the rear garden is accessed via pathway from the front leading between the property and the detached garage. The garden is mainly laid to lawn, with a level paved patio area and is fully enclosed by feather edge wood fencing.





Approx Gross Internal Area  
75 sq m / 810 sq ft



Ground Floor  
Approx 38 sq m / 407 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.

You can include any text here. The text can be modified upon generating your brochure.

You can include any text here. The text can be modified upon generating your brochure.