



## 18 Heol Castell, Cefn Cribwr, CF32 0BH

**£225,000**

We are pleased to offer for sale this three bedroom, semi-detached property situated close to all local amenities in Cefn Cribwr. Within easy access of Junction 37 of the M4 Motorway, the towns of Bridgend, Port Talbot, Porthcawl and a short drive to the McArthur Glen Designer Outlet. The accommodation briefly comprises:- entrance hallway, lounge, dining room, kitchen and an outbuilding with a utility/W.C. to the ground floor. Landing, three bedrooms, bathroom and a separate W.C. to the first floor. The property further benefits from gas central heating via combination boiler, electric under floor heating in the hallway and kitchen, UPVC double glazing, front garden with off road parking for one vehicle, a small side garden and an enclosed, rear garden.

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

EPC Rating = D.

Council Tax Band = B.

## Ground Floor

### Entrance Hallway

Entry via a uPVC double glazed door with frosted glass matching side panel, skinned ceiling, skinned walls, tiled flooring (with under floor heating), radiator, carpeted staircase leading to the first floor, uPVC double glazed window with obscured glass to the side, two doors off:-

### Lounge 12'9" x 12'3" (3.91 x 3.75)

Skinned ceiling, skinned walls, wood effect laminate flooring, radiator, gas fire sitting on a tiled back and hearth, uPVC double glazed window to the front.

### Kitchen 8'11" x 7'9" (2.73 x 2.38)

Skinned ceiling, skinned walls with tiled splashbacks, tiled flooring (with under floor heating), radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainer, space for a freestanding double oven, space and plumbing for a washing machine, space underneath the stairwell for a fridge/freezer, wall mounted gas combination boiler, uPVC double glazed window to the rear, uPVC double glazed door to the side providing access into the outbuilding.

### Dining Room 10'11" x 9'10" (3.33 x 3)

Skinned ceiling, skinned walls, wood effect laminate flooring, radiator, uPVC double glazed window to the rear.

### Outbuilding 10'2" x 5'11" (approx.) (3.10 x 1.81 (approx.))

## First Floor

### Landing

Skinned ceiling with loft access, skinned walls, wood effect laminate flooring, radiator, uPVC double glazed window to the side, five doors off:-

### Bedroom One 12'10" x 8'9" (3.92 x 2.67)

Textured ceiling, skinned walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front.

### Bedroom Two 10'11" x 9'10" (3.33 x 3)

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

### Bedroom Three 8'10" x 7'9" (2.71 x 2.37)

Textured ceiling, skinned walls, wood effect laminate flooring, radiator, over the stairwell storage with shelving, uPVC double glazed window to the front.

### W.C. 4'7" x 2'11" (1.40 x 0.90)

Skinned ceiling, skinned walls, tiled flooring, low level W.C., uPVC double glazed window to the side.

### Bathroom 7'10" x 5'8" (2.40 x 1.75)

Textured ceiling, skinned and tiled walls, tiled flooring, radiator, two piece suite comprising a panel bath with shower over and glass privacy screen and a pedestal wash hand basin, uPVC double glazed window with obscured glass to the rear.

## Second Floor

### Loft Room 11'8" x 10'7" (approx.) (3.58 x 3.24 (approx.))

A boarded loft room with skinned ceiling, skinned walls, fitted carpet, wooden uPVC double glazed Velux window to the side, suitable as an office space / playroom etc.

## Outside

### Front Garden & Driveway

Entry via a wrought iron pedestrian gate, garden laid to lawn with steps leading down to the property entrance, bordered with block walls to the front, area to the side with access via a uPVC double glazed door into the outbuilding, driveway suitable for one vehicle.

### Rear Garden

Paved patio area to the top with stepping stones at the side giving access around the outbuilding into the front/side gardens, bottom half of the garden laid to lawn with mature plants and shrubs, bordered with dry stone walls.

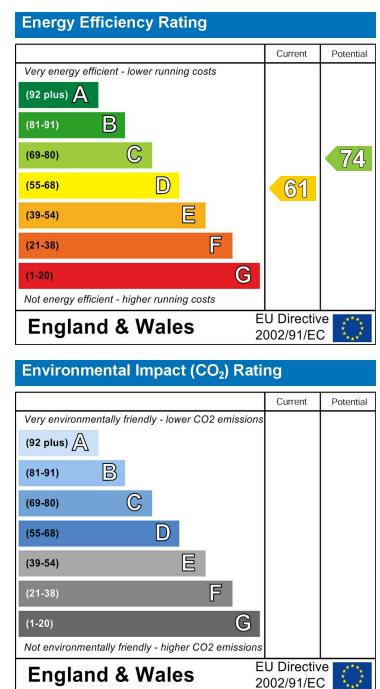
## Floor Plan



## Area Map



## Energy Efficiency Graph



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