

# hrt

herbert r thomas

6 Heol Castell

Cefn Cribwr, Bridgend, CF32  
0BH

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## 6 Heol Castell

Asking price **£215,000**

A generously proportioned three bedroom semi-detached property with large rear garden, fully integrated kitchen and off-road parking located in the popular Cefn Cribwr village.

- Three bedroom semi-detached
- Off-road parking
- Utility Room & W.C
- Elevated views over the mountainside
- High internal standard throughout
- Popular Cefn Cribwr village
- Enclosed rear garden
- Viewings highly recommended





Situated in the popular Cefn Cribwr village is this immaculately presented three bedroom semi-detached property.

The property is entered via a PVCu double glazed door flanked by window into an entrance hallway with dogleg staircase rising to first floor landing, door to understairs storage cupboard and doorways to the lounge and kitchen. The kitchen has been fitted with a matching range of base and eyelevel units with rolltop workspace over comprising sink unit with mixer tap, built-in high-level oven, gas hob with stainless steel effect extractor fan over, integrated appliances include fridge, freezer, dishwasher, washing machine microwave oven and pull out larder cupboard. There is oak wood flooring, PVCu double glazed window to rear, twin windows to the side elevations and a PVCu obscure double glazed door to the side hallway. The lounge is a light and airy

space with PVCu double glazed windows to both front and rear elevations, built-in storage and feature fireplace with a multi fuel stove. The side hallway gives access to both front and rear gardens and doorway to utility space/cloakroom which has tiled flooring, PVCu double glazed window to rear and a close coupled WC.

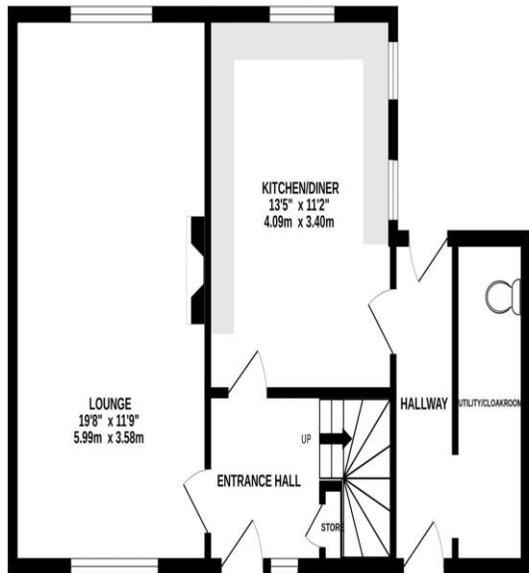
To the first floor landing there is a loft inspection point, door to cupboard housing the combination style boiler, PVCu double glazed window to front and doorways to all three bedrooms and shower room. The shower room has been fitted with a three-piece suite comprising; vanity unit handwash basin, close coupled WC and corner shower cubicle. There are recessed spotlights, ceiling extractor fan and a PVCu obscure double glazed window to side. Bedroom three has a PVCu double glazed window to rear and

built-in storage. The master bedroom has built-in storage and a PVCu double glazed window to rear with stunning views. The second bedroom is another double room with PVCu double glazed window to front and built-in storage.

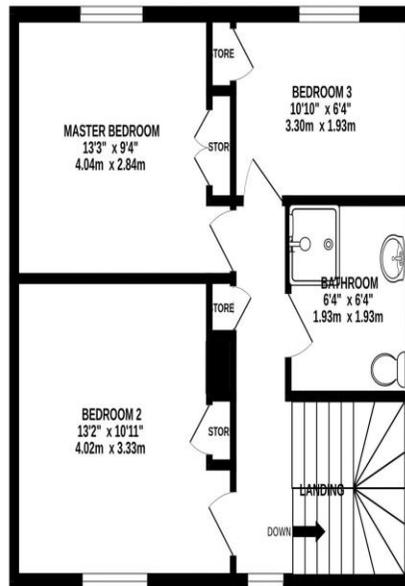
To the front of the property is a gated driveway providing off-road parking laid to slate and decorative planted area and patio. To the rear of the property is an enclosed rear garden laid to patio, decorative gravel and lawn area.

Viewings on the property are highly recommended to appreciate the condition and accommodation on offer.

**GROUND FLOOR**  
540 sq.ft. (50.1 sq.m.) approx.



**1ST FLOOR**  
480 sq.ft. (44.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1020 sq.ft. (94.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Directions

From Junction 37 of the M4, follow the signs to Pyle. Once in the village take a right at the traffic lights and follow the road past the ASDA and continue straight over roundabout onto Pysgah Street. Continue to follow the road onto Commercial Street, leading onto Hight Street and onto Cefn Road. Take the left hand turning opposite the Three Horse Shoes, Follow the main road, taking the right after Bedford Road and then taking the first right onto Heol Castell where the property will be found on the left hand side as indicated by our for sale board.

### Tenure

Freehold

### Services

All mains  
Council Tax Band B  
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

**Energy performance certificate (EPC)**

4 Heol Castell Cefn Castell Bridgend CF31 2RH	Energy rating <b>D</b>	Valid until: 19 May 2032 Certificate number: W17-3016-3205-872-4202
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Property type: Semi-detached house  
Total floor area: 87 square metres

**Rules on letting this property**  
Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-epc-rates-conduct-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-epc-rates-conduct-minimum-energy-efficiency-standards-landlord-guidance>).

**Energy rating and score**  
This property's energy rating is D. It has the potential to be B.  
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		91-101
81-91	B		81-91
69-80	C		69-80
55-68	D	55-68	55-68
35-54	E		35-54
21-34	F		21-34
1-20	G		1-20

<https://find-energy-certificates.service.gov.uk/energy-certificates/W17-3016-3205-872-4202/summary>

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

