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4 Maes Glas
Cefn Cribwr, Bridgend, CF32
0AL

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Asking price **Offers in Excess of**
£220,000

Herbert R Thomas are pleased to present this versatile three-bedroom semi-detached dormer bungalow, tucked away in a quiet cul-de-sac in the heart of Cefn Cribwr village. Offering flexible living accommodation, generous front and rear gardens, off-road parking and garage – this is an ideal opportunity for buyers looking to enjoy village life while remaining close to amenities and transport links.

Three Bedroom Semi-Detached Dormer Bungalow

Flexible Living Accommodation

Generous Off-Road Parking & Garage

Spacious Front & Rear Gardens

Cul-De-Sac Position

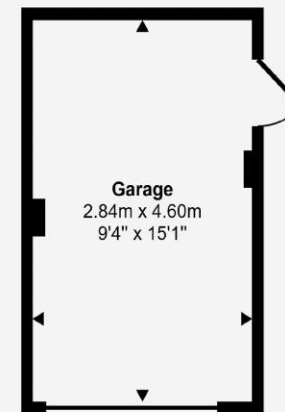
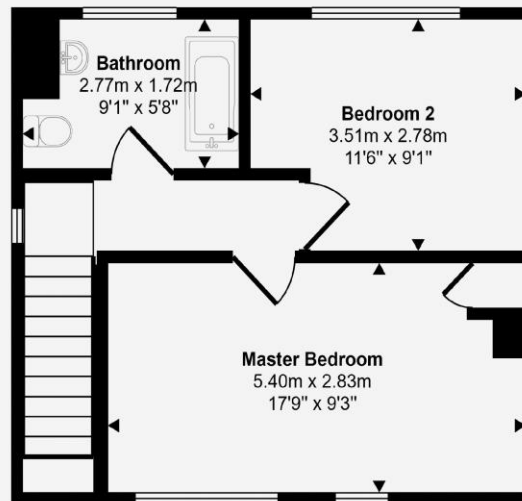
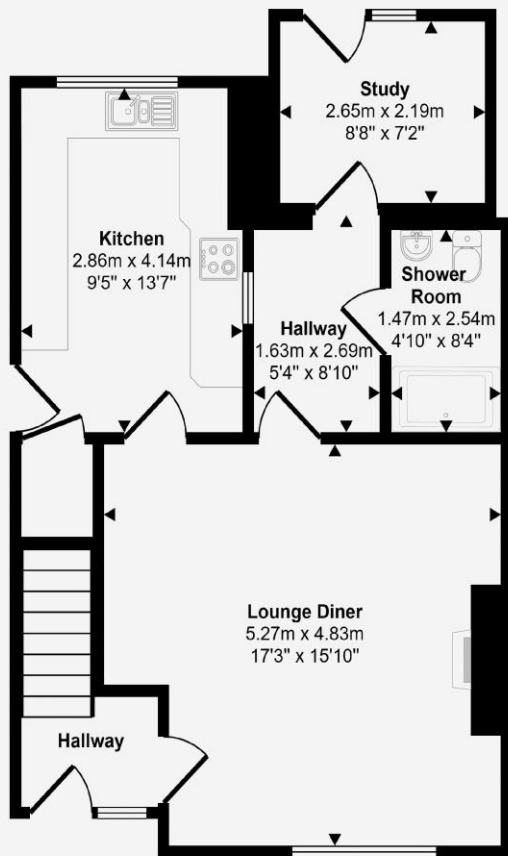
Close to Local Shops & Bus Route

Village Location

Viewings Highly Recommended



Approx Gross Internal Area
108 sq m / 1159 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.

Situated within walking distance of local shops, Cefn Cribwr Primary School and public transport links.

You enter the property into a welcoming hallway with stairs to the first floor. The lounge is a bright and airy space with a PVCu double glazed window to the front, a feature fireplace, and access to both the kitchen and the inner hallway. The kitchen is fitted with a range of base and eye-level units with worktop space over and includes a built-in cooker with electric hob, stainless steel sink with mixer tap, and space/plumbing for two appliances. A PVCu window overlooks the rear

garden, and a side door leads outside. The ground floor also features a modern wet room, fitted with walk-in shower, WC and wash basin. Bedroom three is positioned to the rear and benefits from its own PVCu double glazed window and obscured access door to the garden – ideal for use as a guest bedroom, office, or second sitting room.

Upstairs, the first-floor landing leads to two generous double bedrooms, both of which are light-filled with PVCu double glazed windows. The family bathroom is

fitted with a three-piece suite comprising bath, WC and wash hand basin.

Externally, the front garden is laid to lawn with a large driveway offering ample off-road parking and access to the covered parking area and garage with up-and-over door. The rear garden is enclosed and provides a private, low-maintenance outdoor space with access to the rear garage. This is a property with great potential in a desirable village setting. Early viewings are highly recommended to appreciate everything on offer.





Tenure

Freehold

Services

All Mains Services

Council Tax Band C

EPC Rating

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

Directions

Head north on Derwen Road towards Wyndham Street (0.1 miles). Turn left onto Boulevard De Villenave D'Ornon (A4061), continue 0.2 miles. At the roundabout, take the 2nd exit onto Tondur Road (A4063) and continue for 1 mile. Turn left and follow for 0.4 miles before going straight onto Church Road. After 0.3 miles, continue onto Pen-Yr-Heol, then turn left onto Court Colman Road. Follow for 0.7 miles, turn right, and continue for 0.8 miles. Turn left onto Farm Road (B4281), then right onto Moss Close after approximately 1.2 miles.

Viewing strictly by appointment through Herbert R Thomas

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The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

hrt Est. 1926

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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.

