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15 Heol Shon
Cefn Cribwr, Bridgend,
CF32 0BG

hrt.uk.com



15 Heol Shon

Asking price **£239,950**

Three bedroom semi-detached property in a popular Village location.

Chain-free purchase.

Spacious three-bedroom home with bonus attic room.

Prime Cefn Cribwr location on an impressive plot.

South-facing garden

Modern resin driveway and garage for secure parking.

Flexible layout with conservatory and two reception rooms.

Two bathrooms for added convenience.

Recently fitted kitchen with stylish finishes.

Excellent commuter links via M4

Junctions 36 & 37





Offered to the market with no onward chain, this three-bedroom property with attic room occupies an impressive plot in a popular Cefn Cribwr location. Featuring a south-facing garden, garage, and resin driveway, this home offers excellent potential for purchasers seeking additional space. With two bathrooms, a conservatory, and superb access to Junctions 36 and 37 of the M4, the property is ideally positioned within short distance of local shops and schools.

The property is entered via an obscure glazed UPVC door into a carpeted entrance porch, complete with a useful built-in storage cupboard. A wooden glazed door leads into the lounge. The lounge is a generous reception room, carpeted for comfort, with upgraded sockets including USB points. A storage cupboard sits beneath the staircase, which rises to the first-floor landing. French doors open into the conservatory, while a doorway leads to the second reception room. The conservatory is constructed with low brick walls and UPVC frames, topped with a polycarbonate roof. French doors to the side provide access to the south-facing garden, while herringbone-style vinyl flooring and a radiator ensure year-round usability. The second reception room offers versatile space for dining or additional living, with an archway through to the kitchen and a doorway to the wet room. The kitchen has been recently fitted with a matching range of base and eye-level units, complemented by wooden worktops. Features include a built-in oven, electric hob with extractor fan, stainless steel sink with mixer tap, sleek splashback tiles, and a rear-facing window overlooking the garden. The wet room

comprises a three-piece suite with low-level WC, pedestal wash hand basin, and shower, with a side-facing window.

To the first floor landing there are doorways to the three bedrooms, family bathroom and loft inspection with drop down ladder to the attic room. The main bedroom is a generous double, carpeted, with ample space for furniture and a large UPVC window overlooking the south-facing garden. Bedroom two is another good-sized double, carpeted, with a rear-facing window and built-in storage cupboard housing the combination-style boiler. Bedroom three is a well-proportioned single, carpeted, with a front-facing window and useful alcoves for storage. The family bathroom features a three-piece suite comprising low-level WC, vanity wash hand basin, and panelled bath with overhead shower. Fully tiled walls and flooring, a

chrome radiator, and an obscure glazed window complete the space. The attic room is carpeted and benefits from power, lighting, and a Velux window with views. This versatile space offers potential as a home office, playroom, or additional storage.

To the front of the property is a resin driveway provides ample off-road parking ahead of the garage, which is well-proportioned and benefits from power and a UPVC door to the rear. A gated side access and pathway lead to the property, with a front garden laid to lawn. The rear garden is fully enclosed and south-facing, laid mainly to lawn with patio and decking areas, outside power sockets, and a generous wrap-around plot—larger than most where sun can be enjoyed throughout the day.





Tenure

Services

All mains services
Council Tax Band B
EPC Rating B

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

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 High Street and onto Cefn Road. Follow along Seaview Terrace turn left onto Heol Shon following the Road, the property will be found on the right hand side indicated by our for sale board

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

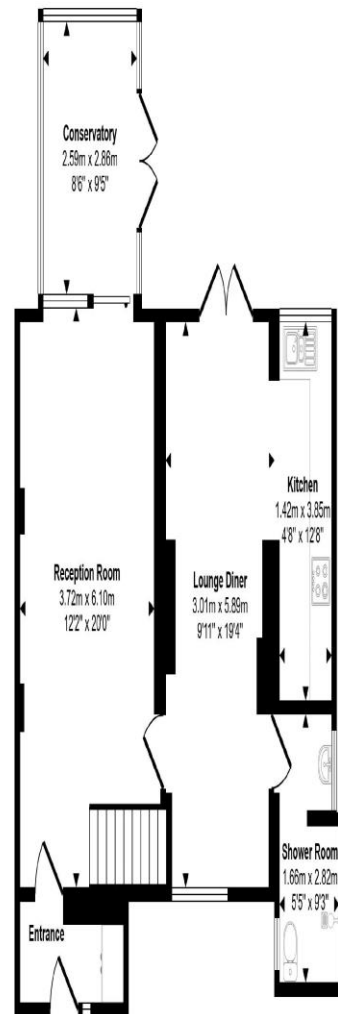
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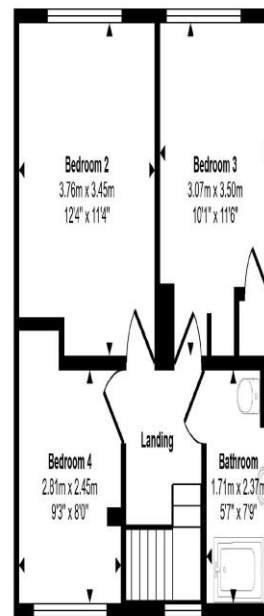
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



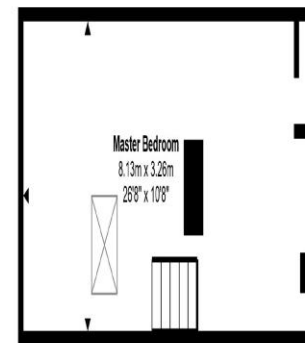
Approx Gross Internal Area
194 sq m / 1654 sq ft



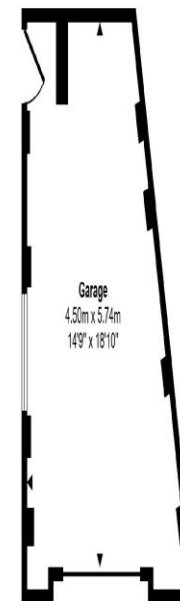
Ground Floor
Approx 64 sq m / 688 sq ft



First Floor
Approx 42 sq m / 450 sq ft



Second Floor
Approx 26 sq m / 285 sq ft



Garage
Approx 21 sq m / 230 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 300.

