



**Cwm Ffoes Crossing Cottage, Bankers Hill
Cefn Cribwr, Bridgend, CF32 0DA**

WATTS & MORGAN 160
YEARS

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Bankers Hill
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£295,000 Freehold

4 Bedrooms : 2 Bathrooms : 1 Reception Room

Watts & Morgan are pleased to present to the market this three-bedroom detached cottage located in a semi-rural location in Cefn Cribwr. Located next to a historic railway line and close to local amenities and public footpaths.

Accommodation comprises; entrance hall, lounge, kitchen/breakfast room & shower room. First floor landing, three good sized double bedrooms and plumbing for a bathroom. Externally enjoying a block paviour driveway and a rear private garden with a block built shed ideal for storage or a home office conversion. Offering no ongoing chain. EPC Rating "F."

- Bridgend Town Centre 5.4 miles
- Cardiff City Centre 27.0 miles
- M4 (J36) 4.4 miles



Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed uPVC door into the entrance hall offering a wooden staircase to the first-floor landing and a uPVC window to the side elevation.

The lounge is a generous sized reception room offering concrete flooring, a uPVC window to the front elevation and a dual fuel log burner (which heats the whole of the property) on an original stone feature wall.

The kitchen/breakfast room has been fitted with a range of beech wall and base units with vinyl work surfaces. Space and plumbing has been provided for all appliances such as a freestanding oven, fridge freezer, dishwasher and white goods. Further features include tiled flooring, uPVC windows to the side and rear elevation and space for freestanding furniture.

An inner hallway offers tiled flooring, a uPVC window to the side elevation, a cupboard for storage and a uPVC courtesy door provides access to the rear garden.

The fully tiled shower room offers a walk-in wet room style shower, wash-hand basin and WC.

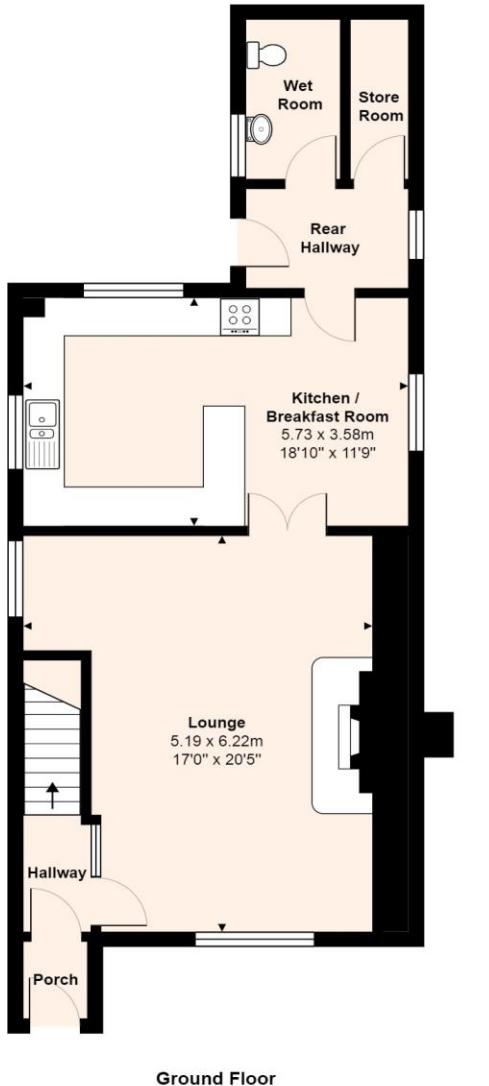
FIRST FLOOR

The first floor landing offers exposed floorboards, a loft hatch giving access to the loft space and a cupboard for storage.

Bedroom one is a spacious double bedroom offering exposed floorboards, fitted wardrobe space and uPVC windows to the front elevation. (Can be made back into two rooms).

Bedroom two is a further double bedroom offering exposed floorboards and a uPVC window to the side elevation.

Bedroom three is a further good-sized bedroom offering exposed floorboards and uPVC window to the rear elevation. The bathroom offers plumbing for a bath, WC and wash-hand basin.



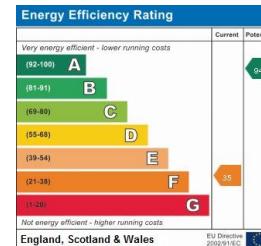
Cwm Ffoses Crossing Cottage
Total Area: 117.1 m² ... 1260 ft²
All measurements are approximate and for display purposes only

GARDENS AND GROUNDS

Cwm Ffoses Crossing Cottage is accessed off the road onto a private block paviour driveway with space for two vehicles with a side access leading to the rear garden. The rear garden offers patio areas, a raised lawned section and a brick built shed ideal for storage or a home office conversion.

SERVICES AND TENURE

Mains electric, water, multi fuel heating. Cesspit drainage. Freehold.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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