



ROWAN HOUSE  
WIND STREET, LALESTON, BRIDGEND  
CF32 0HU

# ROWAN HOUSE

## WIND STREET, LALESTON, BRIDGEND

### CF32 0HU

AN IMPRESSIVE DETACHED PROPERTY LOCATED IN THE SOUGHT AFTER VILLAGE OF LALESTON

- Cardiff City Centre 23.5 miles
- Swansea City Centre 19.9 miles
- Bridgend 2.6 miles
- Porthcawl 4.4 miles
- M4 (J33) 4.1 miles

The Property Briefly Comprises;  
Entrance Hall, Lounge, Sitting Room, Utility Room,  
WC, Dining Room, Hallway, Kitchen.

Master Bedroom With En-Suite Shower Room In  
Separate Wing Of Property. First Floor Landing,  
Three Further Double Bedrooms & Family Bathroom.

Gardens & Grounds;  
Private Gated Driveway With Ample Parking, Front &  
Rear Gardens. EPC Rating 'D'.



Chartered Surveyors, Auctioneers and Estate Agents

1 Nolton Street, Bridgend, CF31 1BX

Tel: 01656 644288

Email: [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

[www.wattsandmorgan.wales](http://www.wattsandmorgan.wales)

*Established 150 Years*

*1857 ~ 2007*





## SITUATION

Rowan House is an attractive, executive style property set within the sought after Wind Street in the heart of the Village of Laleston. The village is served by a number of well regarded restaurants, a local primary school, and post office. A short distance away is the market town of Bridgend which offers a number of retail opportunities and its railway station providing main line railway services to Cardiff, Swansea, and beyond. Also within a short distance is the seaside town of Porthcawl, as well as the picturesque Glamorgan Heritage Coast.

## DESCRIPTION OF PROPERTY

One enters the property via solid black marble steps through an obscured uPVC front door into a spacious entrance hall with carpeted staircase leading to first floor landing, with parquet flooring and central ceiling light point. Doors lead off into:- A generous sized lounge provides principle living accommodation, benefitting from a central feature electric fire place with marble hearth, double glazed uPVC bay window to the side and front, carpeted flooring and central ceiling light point. The versatile sitting room providing ample reception space with double glazed uPVC window to dual aspects, central ceiling light point and carpeted flooring. The utility room is fitted with a range of wall and base units with roll top laminate work surfaces, plumbing for washing machine, uPVC with glass insert to the rear, storage cupboard. Door leads off into:- WC fitted with a two piece suite comprising low level WC and wall mounted sink with obscured uPVC glazed window to the rear. The ample sized dining room provides space for free standing furniture, double glazed uPVC window to rear elevation, central ceiling light point and stunning marble flooring. The hallway has two uPVC doors to side of the property with window adjacent; flooring provides a continuation of marble flooring and central ceiling light point. Door leads off into:- The kitchen has been comprehensively fitted with a range of solid wood wall and base units with granite work surfaces. Britannia Range Master oven with four gas ring hob and extractor fan above, stainless steel inset sink, integral washing machine, fridge and freezer and fitted with Indian slate flooring. Double glazed uPVC windows to dual aspects and solid oak staircase leading to separate accommodation.

The master bedroom benefits from being in a separate wing of the property with an potential for self contained annex fitted with double glazed uPVC window to the front and uPVC French doors to the rear, central ceiling light point and carpeted flooring. Opening leads to:- En-suite shower room fitted with a three piece suite comprising low level WC, pedestal sink and electric walk-in shower, central ceiling light point and tiled flooring. The first floor is accessed via carpeted staircase with access to loft area, carpeted flooring and double glazed uPVC window to front elevation. Doors lead off into:- Bedroom 2 is a spacious bedroom suite with dressing area, double glazed uPVC windows to dual aspect, carpeted flooring and central ceiling light points. Bedroom 3 provides a further double bedroom with double glazed uPVC windows to dual aspects, carpeted flooring and central ceiling light point. Bedroom 4 is fitted with double glazed uPVC window to the side, carpeted flooring and central ceiling light point. Fitted with a four piece suite comprising low level dual flush WC, his and hers vanity top sinks, panelled bath and walk-in shower, double glazed uPVC window to the rear, ceramic tiled flooring and motion sensor ceiling spotlights.

## GARDENS & GROUNDS

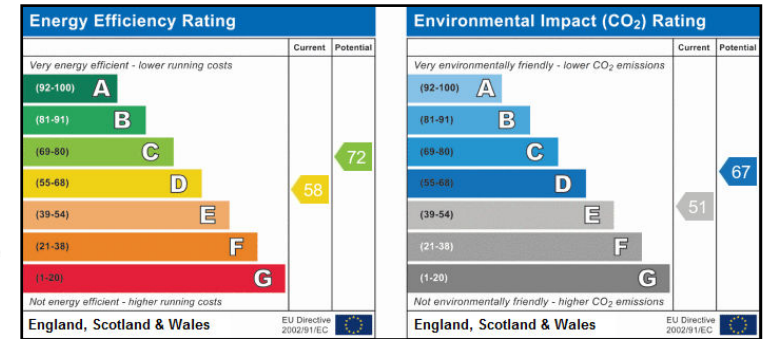
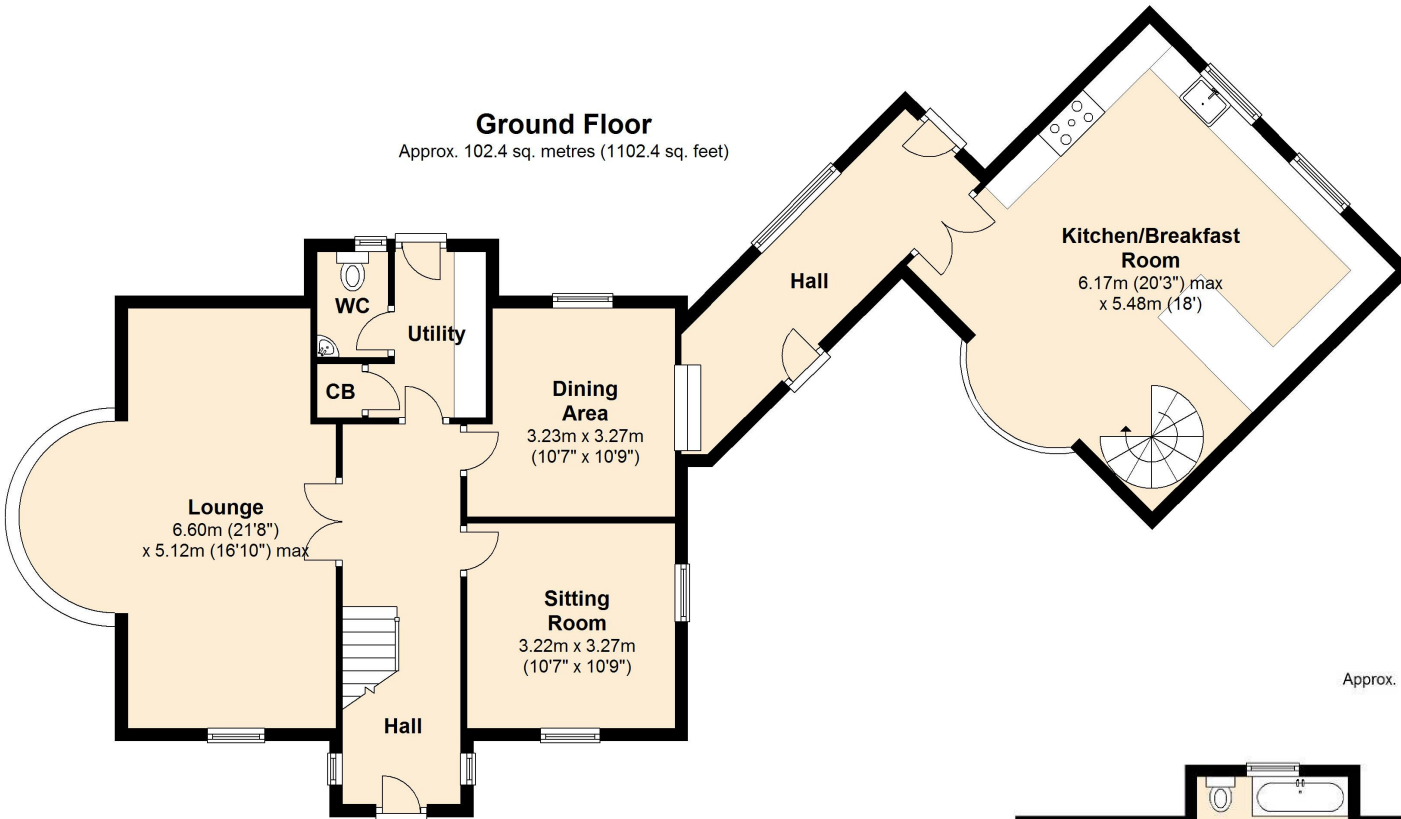
The impressive property is approached by wrought iron gates onto a sweeping tarmac driveway with ample parking for several vehicles. To the front of the property is predominantly laid to lawn garden with flower beds housing a variety of mature shrubs and bushes. To the rear of the property is private enclosed garden predominantly laid with patio to provide space for entertaining, surrounded by stone walling and borders housing a range of mature shrubs and bushes.



Any 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. The plans do not form part of any contract.

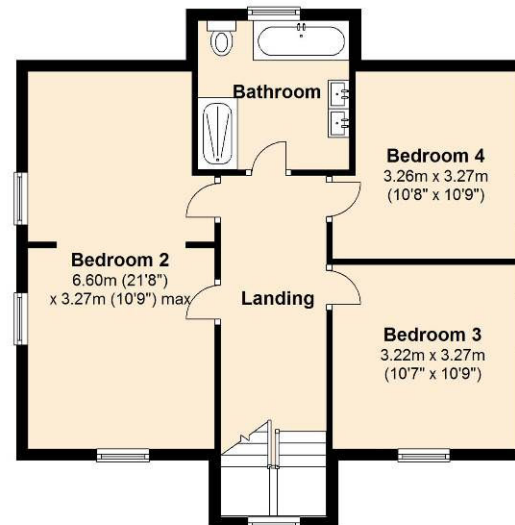
## Ground Floor

Approx. 102.4 sq. metres (1102.4 sq. feet)



## First Floor

Approx. 90.7 sq. metres (976.2 sq. feet)



Total area: approx. 193.1 sq. metres (2078.7 sq. feet)







