



hrt
herbert r thomas

20 Mayfield
Avenue
Laleston, Bridgend, CF32
0LH

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20 Mayfield Avenue

Asking price **£325,000**

Situated in the sought-after Laleston village with stunning views of the agricultural land in a pleasant cul-de-sac is this generously proportioned three double bedroom semi-detached bungalow with garage.

Impressive three double bedroom semi-detached traditional bungalow

Southerly facing rear garden with agricultural fields beyond

Sought-after location

Close proximity to local restaurants, pubs and amenities

Close proximity to both primary and secondary schools

Garage

Off-road parking

Viewings highly recommended



Situated in a pleasant cul-de-sac location on the sought-after and historic Laleston village which benefits from local shops, restaurants, amenities and close proximity to local primary and secondary schools.

The property is entered via a composite door into an entrance hallway with doorways to all three bedrooms, family bathroom, kitchen and lounge.

The lounge has coving to ceiling, feature fireplace and a PVCu double glazed window to front.

The kitchen has been fitted with a matching range of base and eyelevel units with rolltop workspace over, comprising a 1 1/2 bowl sink unit with mixer tap. There is space for range cooker, fridge and freezer. There is a complimentary extractor hood, tiled flooring, recessed spotlights, PVCu double glazed window to rear and a PVCu double glazed door giving access to the southerly facing garden and views beyond.

The bathroom has been fitted with a three-piece suite, comprising of vanity unit wash handbasin, WC and Jacuzzi bath with waterfall taps and shower head attachment. There's recessed spotlights and a PVCu obscure double glazed window to rear.

Bedroom two has a built-in wardrobe, coving to ceiling and a PVCu double glazed window to rear.

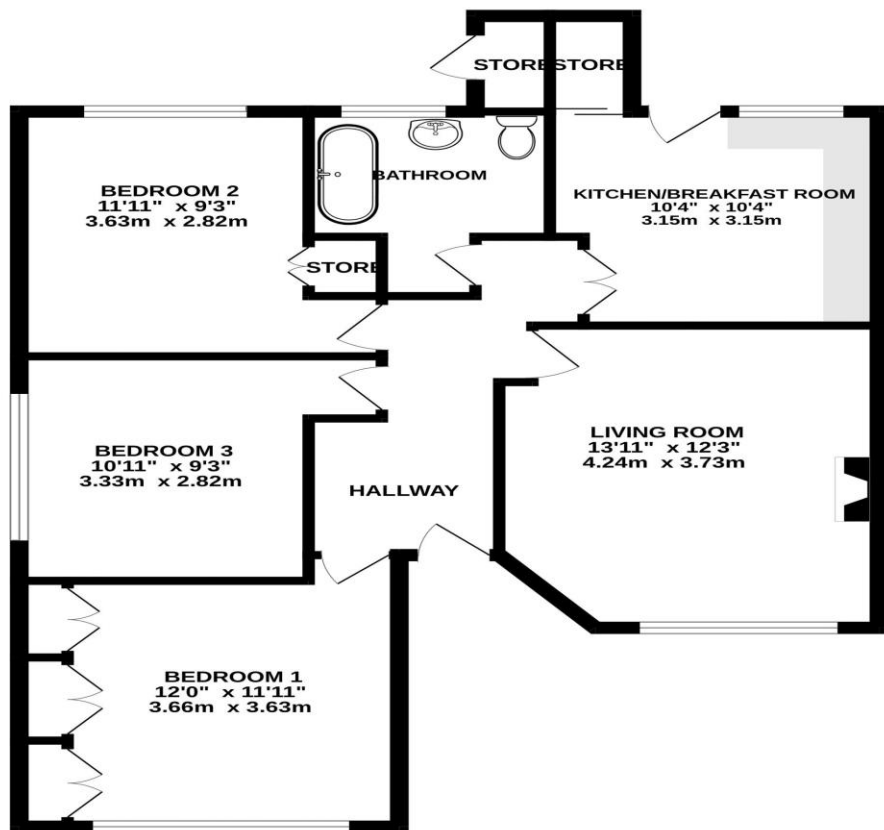
Bedroom three has a PVCu double glazed window to side.

The master bedroom has a PVCu double glazed window to front, coving to ceiling and a range of wall-to-wall built-in wardrobes.

To the front of the property is a garden laid to gravel providing ample off-road parking. To the side of the property is tarmac driveway providing additional off-road parking ahead of the garage. To the rear of the property is enclosed rear garden laid to patio and a decking area to enjoy the views with furniture opportunity, there is also access to an outside storage which is used as a utility room with plumbing.

Viewings on the property are highly recommended to appreciate the location and offer in hand.

GROUND FLOOR
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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 the office on Derwen Road follow the road north turning left at the T junction, follow the road going through the set of traffic lights taking the next left onto Tondou road at the roundabout. Turn right at the next set of traffic lights onto Park Street. Follow the road for approximately two and a half miles into Laleston village. At the corner of the Great House Hotel turn left and then take the third left onto Mayfield Avenue where the property can be found approximately ¾ of the way up on the right hand side.

Tenure

Freehold

Services

All mains
Council Tax Band D
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

21824_451.PW Energy performance certificate (EPC) - First air energy certificate - QDVUK

Energy performance certificate (EPC)																																		
20 Mayfield Avenue Laleston S40 2JH	Energy rating D	Valid until: 15 November 2033 Certificate number 9360-3932-0209-1097-2044																																
Property type	Semi-detached bungalow																																	
Total floor area	77 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																																		
See how to improve this property's energy efficiency																																		
Energy rating and score																																		
This property's energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency		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.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>91-101</td> <td>A</td> <td></td> <td>65.4</td> </tr> <tr> <td>81-90</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>71-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>61-70</td> <td>D</td> <td>49.9</td> <td></td> </tr> <tr> <td>51-60</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>41-50</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>31-40</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	91-101	A		65.4	81-90	B			71-80	C			61-70	D	49.9		51-60	E			41-50	F			31-40	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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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.