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herbert r thomas

38 Church View
Laleston, Bridgend,

CF32 0HF

hrt.uk.com

38 Church View

Asking price **£525,000**

Situated in the highly sought after Laleston Village with short distance local schools, shops, amenities and great transport links is this a immaculately presented four bedroom detached property with double garage on a generous corner plot.

No chain

Four bedroom detached property

Double garage and ample off road parking

Generous corner plot

Immaculately presented

Enclosed private garden

Sought after Laleston Village

Short distance to local schools and shops

360 virtual tour available below





The property is entered via a part glazed door into an entrance porch with double glazed UPVC window to the front and rear, useful storage cupboard and doors to the lounge and WC. The WC is fitted with a two-piece comprising of a low-level WC and vanity wash handbasin with a frosted glazed window to front. The lounge is an impressive sized reception room laid to carpet with staircase rising to the first floor landing and a feature electric fireplace. There are double glazed windows to the side and front, double glazed French doors to rear giving access to the garden and allowing natural light to pour into the space. The generous sized dining room is a great social space benefiting from the dual aspect lighting from the lounge and a large double glazed window to the rear. The room flows effortlessly from the lounge with a continuation of the carpet and doorway to the kitchen. The kitchen is laid to tile flooring is fitted with a matching range of base and eye level units with squared worktop space over and comprises of a one and a half bowl stainless steel sink with swan neck mixer tap, integral fridge freezer, high-level oven, four ring electric hob, complementary extractor fan over, dishwasher, space for washing machine and ample storage cupboards. There is a large double glazed window to the rear overlooking the garden, an additional dining/breakfast area thanks to the double glazed bay window and is finished with ornate tiled flooring and a uPVC door to the side giving access out to the garden.

To the first floor landing there is a loft inspection point and doors to the four bedrooms and family bathroom as well as

useful storage cupboard. The main bedroom is an impressive sized double room laid to carpet with a large double glazed UPVC window to rear overlooking in the garden and benefits from built in wardrobes with ample space for additional furniture. Bedroom two is another generous sized double room laid to carpet with a double glazed UPVC window to rear overlooking the garden as well as featuring a further view across to Laleston Church. Bedroom three is a well-proportioned double room with a useful alcove for furniture/wardrobe opportunity and a double glazed window to the rear overlooking the garden. The fourth bedroom is a good sized single room currently used as home office with laminate flooring and a large double glazed window to front with views across the fields.

To the front of the property there is a brick paved driveway providing parking ahead of the double garage with power supply and property entrance.

To the rear of the property is a beautifully maintained and thoughtfully landscaped garden that perfectly complements this charming home. Enclosed by mature hedges and a classic white picket fence, the lush lawn offers a safe and tranquil retreat ideal for families and pets. A spacious patio area provides the perfect setting for garden furniture opportunity, surrounded by vibrant flowerbeds and well-tended shrubs. A stylish white pergola adds a touch of elegance, creating an inviting focal point or a shaded space for relaxing and entertaining. The garden is arranged over multiple levels with easy access via paved steps, blending practicality with visual appeal.





Tenure

Freehold

Services

All Mains Services
Council Tax Band F
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.

Energy performance certificate (EPC)			
at 10:00 AM 10/09/2020 CP30 2020	Energy rating C	Valid until 8 September 2029	Certificate number 6560-2385-4815-2105-7405
Property type Total floor area		Detached house 121 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 https://www.gov.uk/guidance/landlords-exemptions			
Energy rating and score			
This property's energy rating is C. It has the potential to be C.			
See how to improve this property's energy efficiency			
The graph shows this property's current and potential energy rating. 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. For properties in England and Wales: the average energy rating is D the average energy score is 60		Current: 65 Potential: 74	

Directions

From Bridgend Town Centre, travel along Park Street onto Bryntirion Hill. Travel through the traffic lights and into and through the village of Laleston. At the roundabout, take the right hand turning onto Rogers Lane. Take the first right hand turning into Church View. The property can be found on the right hand side. What3words-softly.greyhound.nimbly

Viewing strictly by appointment
through Herbert R Thomas

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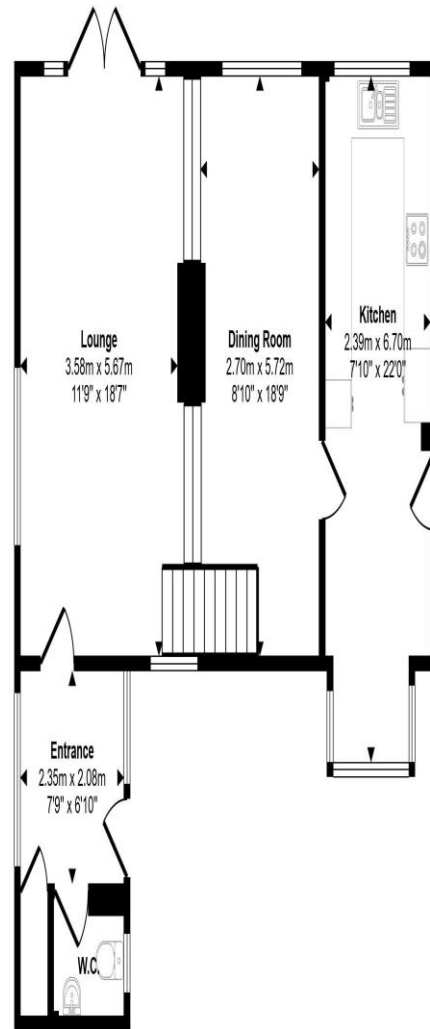
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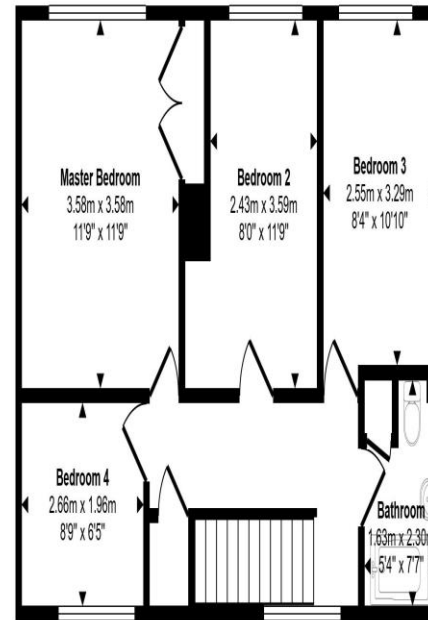
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



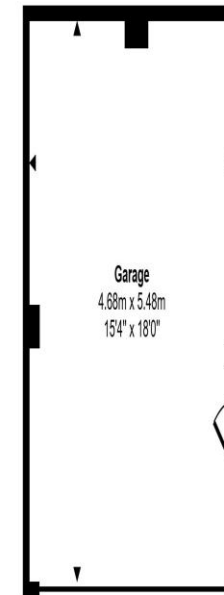
Approx Gross Internal Area
143 sq m / 1535 sq ft



Ground Floor
Approx 63 sq m / 681 sq ft



First Floor
Approx 54 sq m / 579 sq ft



Garage
Approx 26 sq m / 276 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.

