



Ty Perllan,
Bridgend, CF32 0HN

Watts
& Morgan



Ty Perllan,

Laleston, Bridgend CF32 0HN

£650,000 Freehold

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A rare opportunity to acquire this beautifully presented 5 double bedroom detached character property nestled away in the village of Laleston. The property is located within walking distance of the local church, shop and restaurants. Laleston offering great access to both Porthcawl, Bridgend Town Centre and Junction 36 of the M4. This spacious accommodation comprises; entrance hall, lounge, sitting room, dining room, kitchen/dining room, utility and WC. First floor; main bedroom with en-suite bathroom, two further bedrooms with en-suite shower rooms, and 2 further double bedrooms and a 4-piece family bathroom. Externally the property benefits from a spacious block paver driveway with off-road parking for numerous vehicles, a double garage and a landscaped rear garden. Being sold with no onward chain. EPC Rating; 'D'.

Directions

* Bridgend - 2.3 Miles * Porthcawl - 5.0 Miles * J36 of the M4 - 5.8 Miles * Cardiff - 26.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via double solid wood doors into the welcoming hallway with slate tiled flooring and a door providing access into the ground floor cloakroom. Off the hallway is a built-in storage cupboard and an exposed oak half-turn staircase leads up to the first floor. The cloakroom has been fitted with a WC, a wash hand basin with tiled flooring and a window to the side. The main living room is a superb sized reception room entered through double doors with carpeted flooring, a bay window over-looking the front and patio doors opening out onto the rear garden. There is a large fireplace with a marble hearth and surround with a gas fire.

The sitting room is a spacious second reception room with oak flooring, built-in storage surrounding space for an electric fire and windows to the front. The dining room has continuation of oak flooring and double doors leading out onto the rear garden.

The open-plan kitchen/dining room benefits from slate tiled flooring, recessed spotlighting, windows over-looking the rear garden and patio doors opening out to the rear with adjacent side glazed panel. The kitchen has been fitted with a range of coordinating wall and base units with complementary granite work surfaces and a central island with continuation of granite work surfaces. Integrated appliances to remain include; fridge, dishwasher, drinks fridge, pull-out pantry cupboard and recycling bin with a dual bowl ceramic sink and freestanding Aga to remain. There is ample space for dining/living furniture. The kitchen leads into the utility. The utility has been fitted with work surfaces and base units with a stainless steel sink, 4-ring induction hob, integrated microwave and oven and space is provided for two white goods. The utility area benefits from tiled flooring, spotlighting, a window to the side, a PVC door leading out to the rear garden and also houses the 4-year old 'Baxi' gas boiler. A door leads into the garage.

The first floor landing benefits from carpeted flooring, two built-in airing cupboards and access to the loft hatch.

Bedroom one is a superb sized main bedroom with carpeted flooring, windows to the front and double doors opening out onto a Juliette balcony with beautiful views over fields to the set. There are two sets of built-in wardrobes and a door leading into the en-suite bathroom. The en-suite bathroom is fitted with a sunken bathtub with a freehand over-head shower, a wash hand basin within unit and a WC. With carpeted flooring and a window to the rear. Bedroom two is a generous second double bedroom with carpeted flooring, windows over-looking the front, built-in wardrobes and leads into a second en-suite. The en-suite is fitted with laminate flooring, tiled walls, window to the front and benefits from a double walk-in shower enclosure with glass sliding doors, WC and a circular wash hand basin.

Bedroom three is a third double bedroom with carpeted flooring, one built-in wardrobe, windows to the rear and an open double walk-in shower with tiled wet areas. There is a separate WC and wash hand basin. Bedrooms four and five are two further double bedrooms with carpeted flooring and windows to the rear.

The family bathroom is fitted with a 4-piece suite comprising of a freestanding double ended bathtub, a double walk-in shower enclosure, a WC and a circular wash hand basin within unit. With laminate flooring, tiling to the walls, recessed spotlighting and windows over-looking the rear.

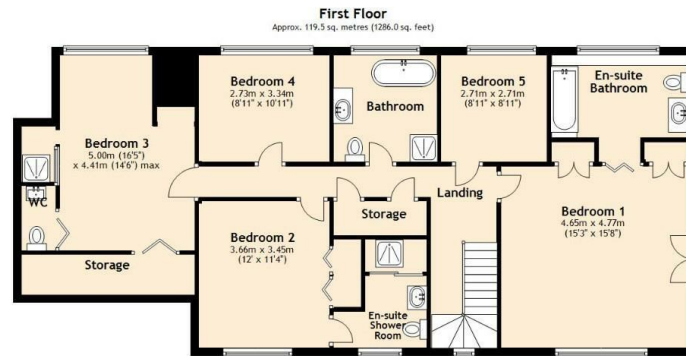
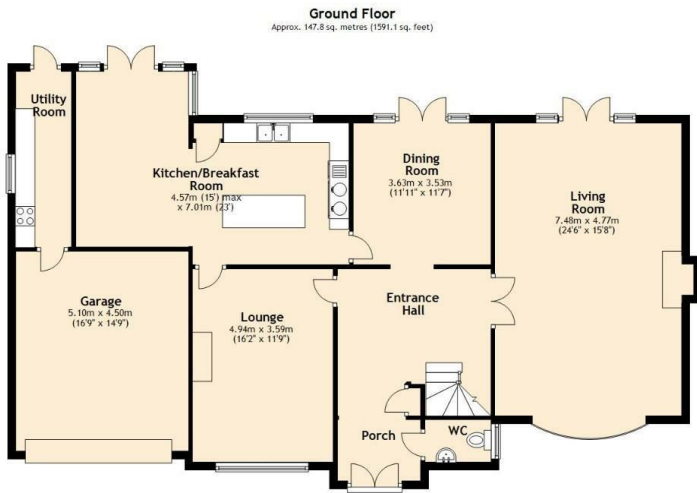
GARDENS AND GROUNDS

Ty Perllan benefits from a spacious block paved driveway to the front with off-road parking for multiple vehicles. The frontage is enclosed via stone walls with a range of mature shrub and flower borders leading to the double integrated garage with electric door and power supply. There is a timber gate providing access around to the rear garden. To the rear of the property is a generous landscaped garden with a spacious lawned area, a raised decked area with outdoor lighting whilst the remainder is laid with patio slabs and stone chippings. The garden is filled with an abundance of colourful mature shrubs and flowers; perfect for outdoor entertaining. Benefitting from a private aspect with countryside views to the side.

ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating: 'D'. Council Tax is Band 'H'.

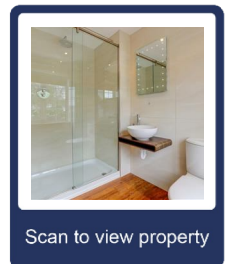




Total area: approx. 267.3 sq. metres (2877.2 sq. feet)
All measurements are approximate and for display purposes only.
Plan produced using Planific.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	77
England & Wales	EU Directive 2002/91/EC	



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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