



7, Well Street
Bridgend, CF32 0LF

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7, Well Street

Laleston, Bridgend CF32 0LF

Offers in excess of £400,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A beautifully renovated 3-bedroom semi-detached property situated in the heart of the village of Laleston, on a generous corner plot of landscaped grounds. The property has been modernised and renovated to an extremely high standard by the current owners offering open plan living with underfloor heating to the ground floor and wonderful outdoor entertaining space. Situated just a short walk from local schools, shops, amenities and restaurants. Just a short drive from Bridgend Town Centre, Porthcawl seafront and Junction 36 of the M4. Accommodation comprises; entrance porch, open-plan lounge/dining/kitchen and ground floor WC. First floor; principal bedroom with en-suite shower room, two further good size bedrooms and a family bathroom. Externally offering a detached double garage with utility room, spacious tarmac driveway with off road parking for numerous vehicles and a generous lawned garden with a spacious porcelain patio area. EPC Rating; 'C'

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 through a composite front door into the entrance porch with porcelain tiled wood-effect flooring and a feature original double-glazed stained-glass window to the side. An internal door leads into the open-plan living space. The open-plan lounge/dining room is a wonderful-sized room, perfect for entertaining, with the continuation of porcelain tiled wood-effect flooring and underfloor heating throughout the ground floor. There is a staircase rising to the first floor and a handy understairs storage cupboard. The central focal point of the living room is the double-sided 'Firebelly' wood burner set on a slate hearth. A window with a bespoke solid oak windowsill overlooks the front. There is plenty of space for both lounge and dining furniture, with two sets of windows, also with solid oak windowsills, looking out to the rear.

The kitchen has been comprehensively fitted with a range of two-tone shaker-style wall and base units with complementary Quartz work surfaces, including a central island with a continuation of the Quartz work surfaces and a breakfast bar area with space for high stools. The kitchen has recessed spotlighting and aluminium bi-folding doors opening out onto a front patio area. Integrated appliances include a 4-ring induction hob with extractor fan, eye-level 'Hotpoint' oven and grill, integrated 'Hotpoint' microwave, built-in fridge/freezer, integral dishwasher, wine fridge, and a one and a half bowl stainless steel sink. Further benefitting from a larder cupboard housing the 'Worcester' gas combination boiler, the controls for the underfloor heating, and extra storage space. A door leads to the second porch with access to the ground floor WC, which is fitted with a dual flush WC, a wall-mounted wash hand basin, continuation of the tiled flooring, and a window to the side. The hallway offers a solid wood stable-style door opening out to the side.

The first-floor landing offers carpeted flooring, recessed spotlighting, and two sets of windows overlooking the rear. Bedroom one is a superb-sized main bedroom with carpeted flooring, windows overlooking the front garden, and bespoke 'Town and Country' fitted wardrobes and storage. Leading into an en-suite shower room, the en-suite has been fitted with a double walk-in shower enclosure with a glass door, a WC, and a wash hand basin within a unit. The en-suite features tiling to the floor, partly tiled walls, and recessed spotlighting. Bedroom two is a second double bedroom with carpeted flooring and windows overlooking the front garden. Bedroom three is a good-sized third bedroom with carpeted flooring and a window to the side. The family bathroom is fitted with a luxurious 3-piece suite comprising a freestanding bathtub with a mixer tap, a WC, and a wash hand basin within a bespoke solid wood vanity unit. The bathroom benefits from recessed spot lighting, wood panelling to the walls, porcelain tiled flooring, and a frosted window to the side.

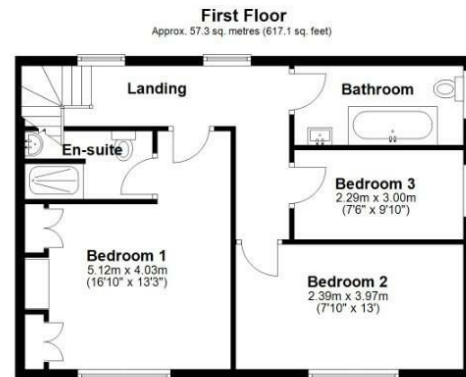
GARDENS AND GROUNDS

Approached off Well Street, No. 7 benefits from a superb-sized corner plot with a wraparound garden to the front and side enclosed via stone boundaries. There is a generous flat lawned section and a spacious porcelain patio area perfect for outdoor furniture. A spacious tarmac driveway to the side provides off-road parking for numerous vehicles in front of the detached double garage. The detached double garage benefits from an electric roller shutter door, rubber flooring, indoor power socket, lights, and a door leading into the utility. The utility has been fitted with bespoke wall and base units, a pet shower with tiled wet areas and a freehand shower head, solid woodwork surfaces, a ceramic sink, and space for two appliances. The utility has tiled flooring and a PVC door out to the side patio.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band 'E'.





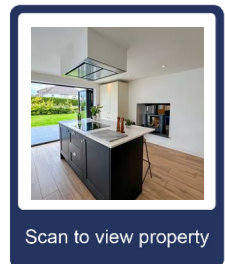
Total area: approx. 116.4 sq. metres (1252.5 sq. feet)

Plan produced by Watts & Morgan LLP
Plan produced using PlanUp.

7 Well Street, Laleston



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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