



21, Well Street
Bridgend, CF32 0LF

Watts
& Morgan



21, Well Street

Laleston, Bridgend CF32 0LF

£400,000 Freehold

3 Bedrooms | 1 Bathrooms | 3 Reception Rooms

A spacious three bedroom semi-detached property situated in a sought after location in the village of Laleston with countryside views to the rear. Being sold with no onward chain. Located just a short walk from local schools, shops, amenities and just a short drive from Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises of entrance hall, open plan kitchen/dining room, lounge, sitting room and study. First floor landing, two double bedrooms, one single room and family bathroom. Externally offering a private driveway and a generous south facing rear garden overlooking fields behind. 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 via a PVC door with adjacent glazed panels into the entrance hallway with flagstone tile flooring, two built-in storage cupboards and a staircase rising to the first floor. The open plan kitchen/dining room benefits from continuation of the tiled flooring, windows to the front and rear aspects with a built-in seating area, there is exposed beamed ceiling with recessed spotlighting and ample space for a freestanding dining table. The kitchen has been fitted with a range of shaker style wall and base units with complementary solid wood work surfaces over with tiled splashbacks. Integrated appliances include freestanding range oven with 5-ring gas hob and extractor hood over, integrated washing machine, dishwasher, two built-in drinks fridge and space provided for a freestanding American style fridge freezer. The kitchen benefits from built-in pantry cupboards and a partly glazed PVC door leading out to the rear garden. The main living room is a great size reception room with solid oak flooring and large window overlooking the rear garden with views over the countryside behind. There is a further window to the side and ample space for freestanding furniture. The living room benefits from inset wood burner with a slate hearth and oak mantle. The sitting room is a versatile second reception room with solid oak flooring, built-in storage and double doors open out to the rear garden. The study benefits from laminate flooring and bay window to the front.

The first floor landing offers carpeted flooring, window to the front and access to the loft hatch with pull-down ladder attached. Bedroom one is a double bedroom with carpeted flooring, windows to the rear with undisturbed views over the fields behind. Bedroom two is a second double bedroom with carpeted flooring, windows to the rear, built-in storage cupboard housing the gas combi boiler. Bedroom three is a single bedroom with carpeted flooring, windows to the front and a built-in storage cupboard. The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with an overhead electric shower and glass screen, a WC and wash-hand basin inset within vanity unit with tiling to the walls, tiled flooring, chrome radiator and window to the side. The bathroom also benefits from recessed spotlighting.

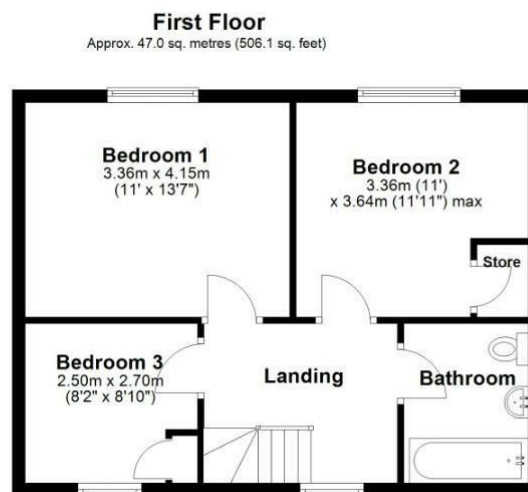
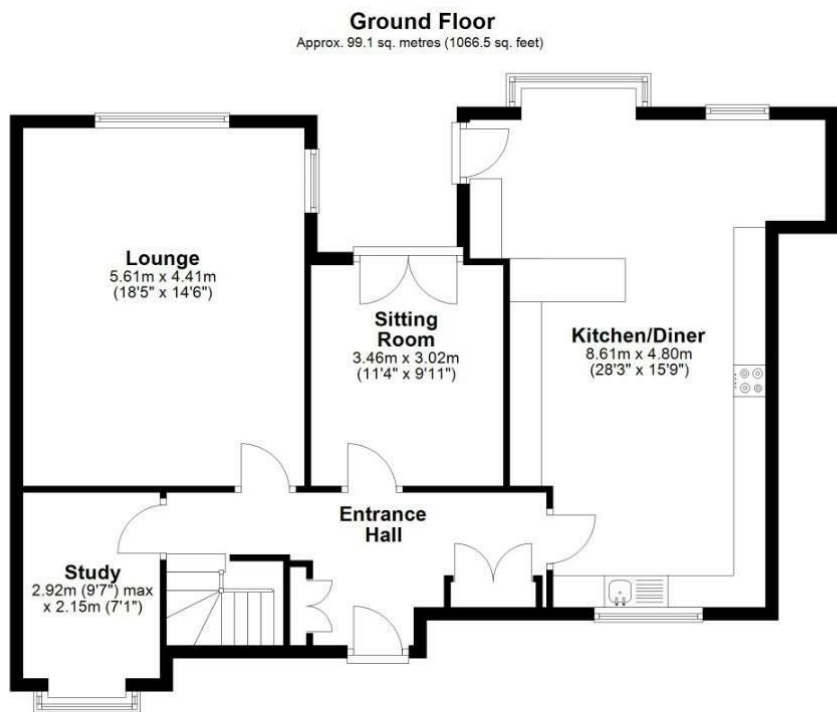
GARDENS AND GROUNDS

Approached off Well Street No.21 benefits from a block pavia driveway to the front with off-road parking for two vehicles and a front raised lawned garden with mature shrub borders. To the rear is a generous enclosed south facing garden with a patio area ideal for outdoor furniture, the remainder is laid to lawn with an outdoor storage shed, raised decked seating area and a range of mature shrubs and flowers. The garden overlooks fields behind with beautiful undisturbed views.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "C". Council Tax Band "E".





Total area: approx. 146.1 sq. metres (1572.6 sq. feet)



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		
	69	80
England & Wales		
EU Directive 2002/91/EC		



Scan to view property

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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