



22, Church View
Bridgend, CF32 0HF

Watts
& Morgan



22, Church View

Laleston, Bridgend CF32 0HF

£450,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

*** PRICE GUIDE £450,000- £475,000*** An immaculately presented 4 double bedroom detached property in the village of Laleston. The property has been extended to offer flexible living accommodation and is being sold with no onward chain. The village of Laleston offers several restaurants, reputable schools and is close proximity to Porthcawl coastal town with award winning beaches and Bridgend town centre. Laleston is conveniently situated near M4 junction 36 offering great access to both Cardiff and Swansea cities. Accommodation comprises; porch, entrance hallway, cloakroom, lounge, dining room, sitting room, kitchen and utility / garage. First floor; main bedroom with en-suite shower room, 3 further double bedrooms and a family bathroom. Externally offering a private driveway to the front with off road parking for numerous vehicles, garage/ utility and large outdoor store with lighting and power. To the rear is a landscaped garden. EPC Rating "C" Chain free.

Directions

* Bridgend Town Centre - 2.3 Miles * Porthcawl Sea front - 4.5 Miles * Cardiff City Centre - 23.0 Miles * J36 of the M4 - 5.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entrance into the property is through a composite front door into the entrance porch with porcelain tiled flooring and double built-in storage cupboard. There is an internal door leading into the main hallway offering continuation of the porcelain tiled flooring, carpeted staircase rising to the first floor and understairs storage cupboard. Ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and wash-hand basin with an obscured uPVC window to the side. To the front of the property is the spacious main living room with carpeted flooring, wall mounted electric fire and a angled bay window overlooking the front. There are sliding doors opening into the dining room. The dining room has carpeted flooring and double doors into a sitting room and access into the kitchen. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over, a breakfast bar area with space for high stools. The kitchen benefits from tiled flooring, tiled splashbacks and windows overlooking the rear garden. Integrated appliances in the kitchen to remain include 4-ring gas hob with oven, grill and extractor fan over, under-counter fridge and space provided for freestanding washing machine and dishwasher. There is a door from the kitchen into the outer hallway with access around to the rear garden and access into the garage/utility. The garage/utility has electric roller shutter front door, wall and base units and space and plumbing provided for multiple appliances with carpeted flooring. The garage also houses the 'Worcester' 2 year old gas combination boiler. The sitting is a great addition with flexible living space with carpeted flooring, two velux skylight windows, a further set of windows overlooking the rear garden and patio doors opening out to a rear patio.

The first floor landing offers carpeted flooring and access to the loft hatch. The loft hatch has a pull-down ladder and there is boarding in the centre. There is a built-in airing cupboard on the landing and all doors lead off to the bedrooms.

Bedroom one is a spacious main bedroom with carpeted flooring, fitted wardrobes and windows overlooking the rear garden. Leads into an ensuite shower room fitted with a 3-piece suite comprising of a double walk-in shower enclosure with glass door, WC and wash-hand basin with tiling to the walls, tiled flooring and window to the rear. Bedroom two is a second double bedroom with carpeted flooring, fitted wardrobes and window to the front. There is a further generous built-in storage cupboard. Bedroom three is a third double bedroom with carpeted flooring, fitted wardrobes and windows to the rear. The fourth double bedroom offers carpeted flooring, built-in store and windows to the front. The family bathroom is fitted with a 3-piece white suite comprising of a panelled bath with overhead shower, WC within vanity unit and a wash-hand basin with tiled flooring, tiling to the walls and window to the side.

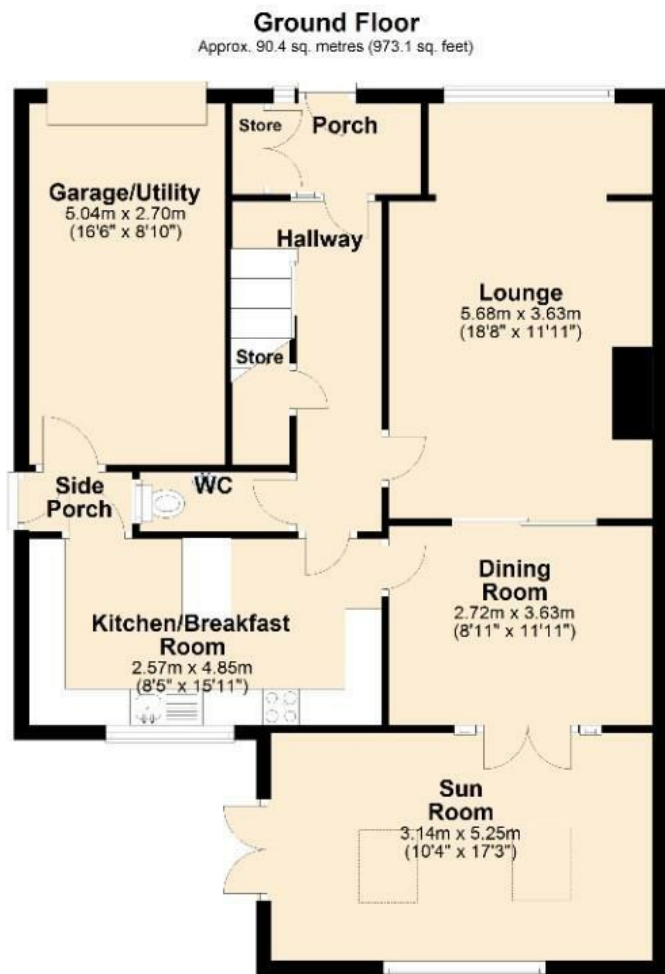
GARDENS AND GROUNDS

Approached off Church View No.22 benefits from a private double driveway to the front with off-road parking for a numerous vehicles in front of the garage. There is side access around to the rear garden and a large bespoke outdoor storage shed /workshop to the side providing direct access to the rear garden with power supply and built-in shelving. The rear garden has been landscaped with a lower patio area perfect for outdoor furniture, steps lead up to an enclosed lawned section with a range of mature shrub and flower borders. There is an outdoor water feature, built-in barbecue area all enclosed via timber fencing.

ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating "C". Council Tax band "F".





Total area: approx. 152.2 sq. metres (1638.6 sq. feet)

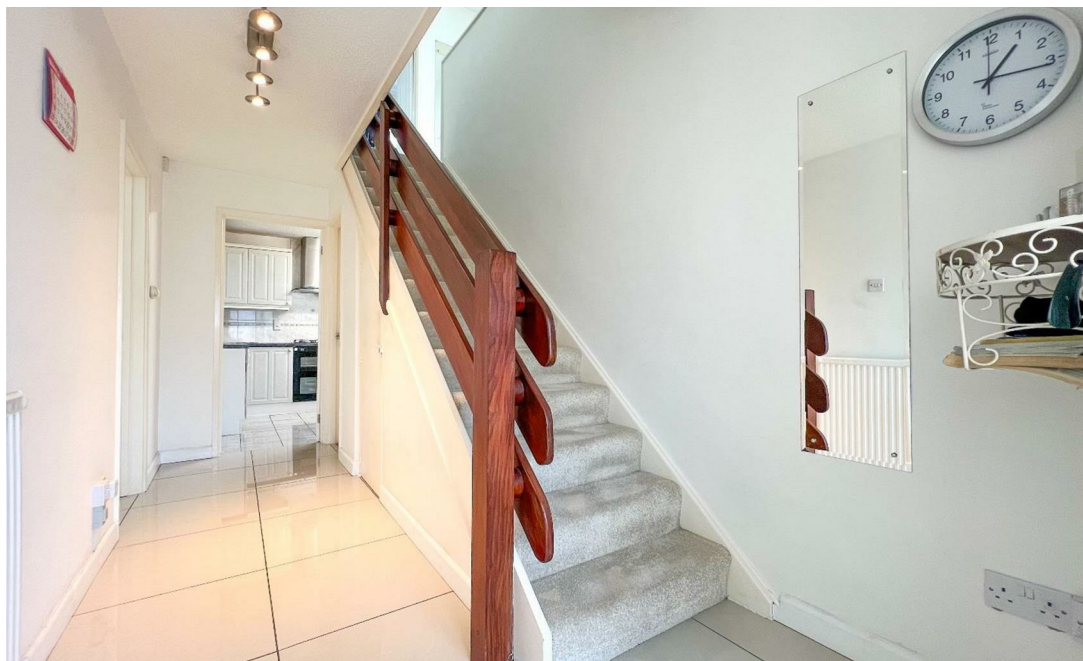


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	72	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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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