



26, Church View
Bridgend, CF32 0HF

Watts
& Morgan



26, Church View

Laleston, Bridgend CF32 0HF

£425,000 Freehold

4 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A 4 double bedroom detached property situated in a quiet cul-de-sac in the sought-after village of Laleston. The property is located within walking distance of local village amenities to include, shops, schools and restaurants. Offers great access to local transport links via Bridgend Town Centre and Junction 36 of the M4. Accommodation comprises; porch, entrance hallway, lounge, dining room, kitchen/breakfast room, utility, WC and conservatory. First floor; 4 double bedrooms and a family bathroom. Externally offering a private driveway to the front with off-road parking for 2 vehicles, single garage and an enclosed rear garden.

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

Entered via a PVC front door into the entrance porch with tiled flooring and a generous built-in storage cupboard. The main hallway has space for understairs storage and a carpeted staircase leading up to the first floor. The ground floor cloakroom is fitted with a WC and a wash hand basin.

The living room is a spacious reception room with windows over-looking the front, carpeted flooring, a central feature tiled fireplace with gas fire. Sliding doors open into the dining area with carpeted flooring and patio doors leading into a conservatory. The kitchen/breakfast room has been fitted with a range of coordinating shaker style wall and base units with complementary laminate work surfaces over. With tiled splash-backs, vinyl flooring and windows over-looking the rear garden. There is ample space for a freestanding breakfast table. Integrated appliances include; 4-ring gas hob with oven, grill and extractor hood over. Space is provided for further freestanding appliances. There is a door leading into a utility area with access to the single garage and side access to the property. The conservatory is a great addition with tiled flooring, windows over-looking the rear garden and PVC door opening out to the rear garden.

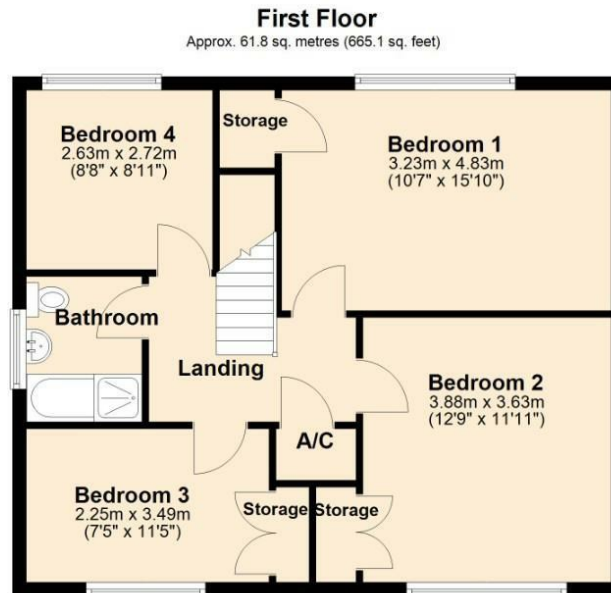
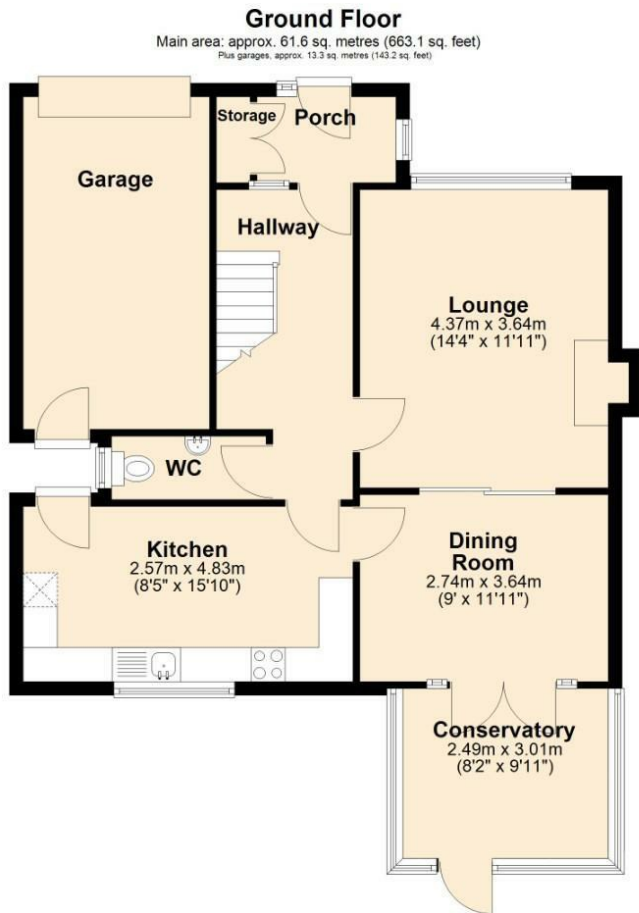
The first floor landing offers carpeted flooring, built-in storage cupboard and access to the loft hatch. Bedroom One is a spacious double bedroom with carpeted flooring and windows over-looking the front. Bedroom Two is a spacious second bedroom with carpeted flooring, built-in wardrobes and windows to the rear. Bedroom Three is a third double bedroom with built-in storage, carpeted flooring and windows to the rear. The fourth double bedroom benefits from carpeted flooring and windows to the front. The bathroom is fitted with a 3-piece white suite comprising of a panelled bath with over-head shower, WC and a wash hand basin with vinyl flooring, tiling to the walls and windows to the side.

GARDENS AND GROUNDS

Approached off Church View, no. 26 benefits from a private driveway to the front with off-road parking for 2 vehicles in front of the single garage with manual up and over door and power supply. The front garden is laid to lawn with an array of flowers and shrubs and there is side access around to the rear garden. To the rear is a fully enclosed garden with a patio area ideal for outdoor furniture. There remainder is laid with lawn with a range of shrubs and flowers. There is an outdoor storage shed and greenhouse.

ADDITIONAL INFORMATION

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

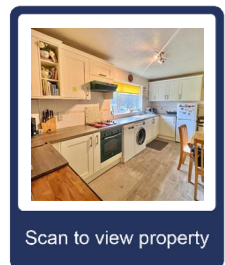


Main area: Approx. 123.4 sq. metres (1328.2 sq. feet)
Plus garages, approx. 13.3 sq. metres (143.2 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
Plan produced using PlanUp.



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		
	32	76
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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