



5, St Davids Court
Laleston, CF32 0HQ



Watts
& Morgan

5 St Davids Court

High Street, Laleston CF32 0HQ

£1,200 PCM

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

NEW PRICE A great opportunity to rent this stylish three bedroom terrace property in a small development, located in the heart of Laleston Village with quality kitchen and bathrooms. Accommodation Comprises; Entrance Hall, W/C, Open-Plan Kitchen/Diner with breakfast bar through to good size sitting room. To the first floor, primary bedroom with en-suite shower room, two further bedrooms & family Bathroom. Outside; Front Forecourt area & rear south facing garden. Two dedicated parking Spaces. Includes quality blinds and property is pending redecoration to interior. EPC Rating - B, Council tax band D. £1200pcm, deposit £1300. Sorry no pets permitted.

From the centre of Bridgend, travel along Park Street and Bryntirion Hill in a westerly direction, signposted towards Laleston and Porthcawl. Upon entering the village of Laleston, St Davids Court will be located on your left hand side.

SITUATION

St David's Court is situated within the conservation area of the beautiful village of Laleston on the outskirts of Bridgend. This popular village boasts a hotel, restaurants, pubs, primary school, post office, convenience store and several shops.

St David's Court is just 30 minutes' drive away from Cardiff and Swansea. With its excellent links to the M4 motorway and national rail network, Laleston is the perfect location for commuters seeking the relaxing benefits of village life.

HALL 13'1" x 3'7"

WC 6'7" x 2'9"

LIVING ROOM 14'5" x 10'11"

KITCHEN/DINING 10'11" x 17'11"

BATHROOM 6'8" x 7'0"

MASTER BEDROOM 11'2" x 10'6"

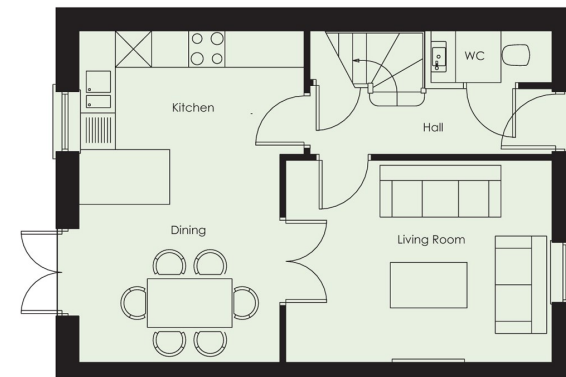
MASTER BEDROOM EN-SUITE 5'3" x 7'3"

BEDROOM TWO 8'7" x 10'8"

BEDROOM THREE 9'0" x 6'11"

SPECIFICATION

St David's Court's specification includes; a south facing garden, private off street parking for 2 cars, Kuhlmann German engineered fitted kitchen, Porcelanosa bathrooms and tiling, natural slate roofing, energy efficient design, traditional timber double glazing, landscaped front garden and paving to patios and paths.



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(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	

