



Austin Avenue, Laleston, Bridgend County.  
CF32 0LG

£399,995





## Austin Avenue, Laleston, Bridgend County. CF32 0LG

BEAUTIFUL four bedroom DETACHED house comprising entrance hall, WC, lounge, open plan kitchen/living/ dining, UTILITY room, three double bedrooms, family bathroom plus ensuite, second floor large double bedroom, ENCLOSED REAR GARDEN, OFF ROAD PARKING to the front. Must be viewed.

£399,995 - Freehold

- Modern four bedroom detached house
- Beautiful open plan kitchen/ living/dining with vaulted ceiling
- Ensuite to bedroom 1
- Four good sized double bedrooms
- Sought after village location/ Beautifully presented
- Close to Trelales Primary School/ EPC -C , council tax band - F





## DESCRIPTION

Introducing this beautifully presented four bedroom detached modern home located within the sought after village of Laleston and within easy walking distance of the Trelales Primary School as well as the local restaurants, pubs, hotels and retail and local shops. The property benefits from a generous open plan kitchen/living/dining room to the rear, off road parking and four good sized double bedrooms. Viewing is highly recommended.

## ENTRANCE

Via part frosted glazed composite front door into the entrance hall finished with emulsioned and coved ceiling, emulsioned walls, skirting and a solid oak floor. Stairs to the first floor with storage under stairs.

## DOWNSTAIRS W.C.

PVCu frosted glazed window to the side, emulsioned and coved ceiling with recessed LED spot lights, emulsioned walls, wall mounted heated chrome towel rail, wall mounted extractor and ceramic tiled flooring. Two piece suite in white comprising WC and a wash hand basin with a chrome mixer tap and ceramic tiles to splash back.

## LOUNGE (14' 9" x 10' 10") or (4.50m x 3.30m)

Overlooking the front via PVCu double glazed window with fitted Venetian blind and finished with emulsioned and coved ceiling, emulsioned walls, skirting and a solid oak floor. Feature fireplace recess with fitted log burner, feature brick work and wooden mantel.

## OPEN PLAN KITCHEN/DINER (22' 4" x 18' 8") or (6.80m x 5.70m)

PVCu double glazed window overlooking the rear with fitted Venetian blind, skimmed and coved ceiling with recessed LED spot lights, emulsioned walls, skirting and solid oak flooring. A range of low level and wall mounted shaker style units in cream with a solid wood roll top work surface, ceramic tiles to splash back and integrated Belfast sink with mixer tap. Space for a Rangemaster (to remain). Integrated dishwasher. Ample space for American style fridge/freezer (with plumbing for a filter) and dining suite. Door way through into utility room.

## UTILITY

Part frosted glazed PVCu door leading to the side of the property, wall mounted fuse box, ceiling mounted extractor, emulsioned ceiling with recessed LED spot lights, matching wall and low level kitchen units in cream with a complementary roll top work surface. Inset sink with mixer tap and drainer. Plumbing for automatic washing machine and space for tumble drier. Cupboard housing a wall mounted gas fired Ideal combination boiler.

## OPEN PLAN LOUNGE

PVCu double glazed window overlooking the side, PVCu double glazed French doors leading out to the rear patio area. Vaulted ceiling with two double glazed Velux sky lights.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and a wooden balustrade. PVCu frosted glazed panel on the half landing. Fitted storage cupboard with shelving.



### **BEDROOM 4 (11' 6" x 9' 2") or (3.50m x 2.80m)**

Overlooking the rear garden via PVCu double glazed window and finished with emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet. Built in fitted storage cupboard with hanging rail and shelving.

### **BEDROOM 3 (12' 2" x 9' 2") or (3.70m x 2.80m)**

Overlooking the rear garden via PVCu double glazed window and finished with emulsioned and coved ceiling, emulsioned walls with one feature papered wall, skirting and fitted carpet.

### **BEDROOM 1 (14' 5" x 11' 6") or (4.40m x 3.50m)**

Overlooking the front via PVCu double glazed window with a fitted Venetian blind and finished with emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet. Door way through into the ensuite shower room.

### **EN-SUITE SHOWER ROOM**

PVCu frosted glazed window to the side, emulsioned and coved ceiling, central ceiling light to remain, emulsioned walls, ceramic tiles to all splash back areas and ceramic tiles to the floor. Three piece suite in white comprising WC, wash hand basin with chrome mixer tap and large walk in shower housing an electric shower with side glazed shower screen.

### **FAMILY BATHROOM**

PVCu frosted glazed window to the front, emulsioned and coved ceiling, radiator with heated towel rail, half height french style ceramic tiles and a ceramic tiled flooring. Three piece suite in white comprising low level WC, wash hand basin and freestanding slipper bath with chrome mixer tap and shower attachment.

### **SECOND FLOOR**

Via stairs with fitted carpet and wooden balustrade. PVCu frosted glazed window on the half landing.

### **BEDROOM 2 (21' 8" x 10' 6") or (6.60m x 3.20m)**

Benefiting from dual aspect natural light via PVCu double glazed window overlooking the rear and two double glazed Velux skylights, emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and fitted carpet. Storage fitted into the eaves.

### **OUTSIDE**

Enclosed rear garden laid to patio and lawn with built in brick BBQ and rear timber storage shed. Side gated access back to the front of the property. Outside tap.

### **DIRECTIONS**

From Bridgend town, take Park Street to Bryntirion Hill traffic lights, continue through the lights, on entering Laleston turn left onto Well Street, take 2nd right onto Austin Avenue and the property is located on the left.


### **NOTE**

We have been advised that the property is freehold, however title deeds have not been inspected.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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