

Payton  
Jewell  
Caines



High Street, Laleston, Bridgend, Bridgend  
County. CF32 0HL

£290,000

**PJC** PAYTON  
JEWELL  
CAINES

## High Street, Laleston, Bridgend, Bridgend County. CF32 0HL

Well presented two bedroom semi-detached house comprising entrance hall, open plan kitchen/living/ dining plus utility, two double bedrooms, generous modern bathroom with four-piece suite, enclosed front and rear gardens both the FARMLAND VIEWS and off-road parking for three cars. NO ONWARD CHAIN. Planning permission.

£290,000

- Extended two double bedroom semi-detached
- Farmland views to the front and rear
- Off road parking for up to three cars, EPC - D
- Contemporary open plan kitchen/living/dining
- Sold with no onward chain. Council tax - D
- Planning Permission for additional bedroom/ playroom/lounge



## DESCRIPTION

Introducing this well presented and maintained two bedroom semi detached house situated within the sought after village of Laleston to the West of Bridgend and giving easy access Trelales Primary School, El Prado and The Black Rabbit quality restaurants and The Mackworth Arms Public House. The property has been extended to the rear and provides contemporary open plan living/dining/kitchen space plus a utility room and superb farmland views to the front and rear. This is an ideal first time or downsize purchase and is sold with no onward chain. Planning permission for additional bedroom/playroom/lounge (P/22/619/FUL)

### Key Features

Popular village location

FREEHOLD

Extended to the rear

Contemporary open accommodation

Generous four piece suite bathroom

Planning permission for additional bedroom/playroom/lounge (P/22/619/FUL 6.40M X 5.18M)

## ENTRANCE

Via part frosted glazed composite front door into the inner hallway.

## INNER HALLWAY

Half height wooden tongue and groove, wood effect laminate flooring and archway through into the entrance hall.

## ENTRANCE HALL

Central lights, papered walls, skirting, a continuation of the laminate flooring, wall mounted electric box and stairs leading to the first floor. Doorway through to the open plan lounge/diner/kitchen.

## LOUNGE (12' 6" x 11' 0") or (3.80m x 3.35m)

Overlooking the front of the property via PVCu double glazed bay window and finished with emulsioned ceiling with central light fitting, emulsioned walls, skirting and fitted carpet. Feature fireplace housing a coal effect living flame fire with ceramic hearth and mantle (gas currently turned off). Open archway through to the kitchen/diner.

## KITCHEN/DINER (21' 0" x 14' 9") or (6.40m x 4.50m)

The kitchen is finished with a part vaulted ceiling with a double glazed velux skylight, emulsioned ceiling with recessed LED spotlights (on three circuits) emulsioned walls, skirting and ceramic tiles to the kitchen area and fitted carpet to the dining area. The kitchen is arranged with low level and wall mounted shaker style units in cream with brushed chrome handles and a complementary roll top work surface with ceramic tiles to the splash back. Integrated electric oven, electric hob and overhead extractor hood, inset circular sink with mixer tap and drainer and feature Rayburn. Under stairs storage and under counter integrated fridge and breakfast bar. Doorway through to the utility.



## UTILITY

Dual aspect natural light via two PVCu double glazed windows overlooking the rear garden and frosted glazed PVCu door leading out to the rear patio. Continuation of the low-level kitchen units in cream with brushed chrome handles and complementary roll top work surface with ceramic tiles to the splash back. Inset one and half basin sink with mixer tap and drainer, plumbing for automatic washing machine and recently installed wall mounted Baxi gas boiler with 7-years manufacturer warranty remaining and Hive thermostat. Planning permission (application P/22/619/FUL) for large extension (6.40m x 5.18m) with w.c. off the utility making a versatile space for an additional downstairs bedroom/playroom/lounge

## LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage and fitted storage cupboard.

## BATHROOM

PVCu frosted glazed window to the side, emulsioned ceiling with recessed LED spotlights, radiator, full height ceramic tiles to the wall and to the floor. Four-piece suite in white comprising w.c. wash hand basin with chrome mixer tap and storage below and bath with chrome mixer tap and large walk-in shower cubicle housing a plumbed shower with hand attachment and rainwater head and glazed shower screen.

## BEDROOM 1 (14' 11" x 10' 6") or (4.55m x 3.20m)

Overlooking the front of the property via two PVCu double glazed windows and finished with emulsioned ceiling and walls, skirting and fitted carpet.

## BEDROOM 2 (10' 2" x 9' 2") or (3.10m x 2.80m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet.


## OUTSIDE

Enclosed rear garden laid to patio and lawn with mature trees and shrubs and rear access into brick built storage (originally a garage). Permitted development with plans to replace original garage with workshop/storage/gym/home-office. Additional brick built storage to the side, side access back to the front of the property. External w.c. with wash hand basin.

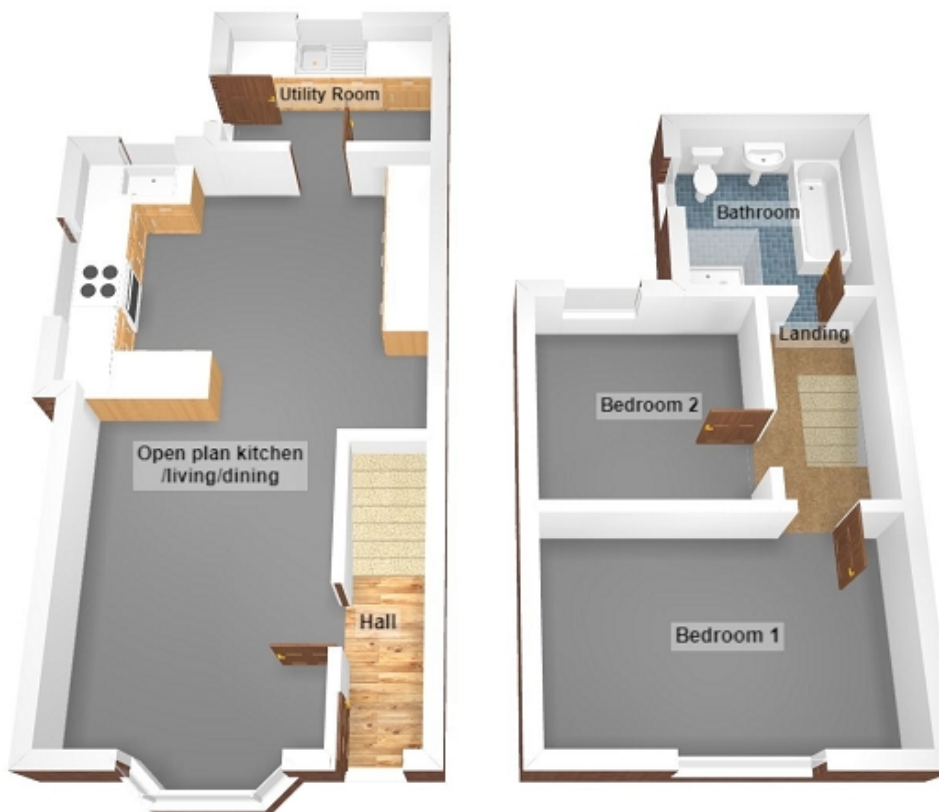
Enclosed front garden with perimeter trees and shrubs and block paved driveway for parking up to three cars.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	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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