



29 Well Street

Laleston, CF32 0LF

Offers In Excess Of £430,000

HARRIS & BIRT



An extended, four bedroom, semi-detached, property located in the quaint village of Laleston, situated on the outskirts of Bridgend, enjoying a pleasant outlook overlooking open countryside with far reaching views. Accommodation briefly comprises: entrance hall, spacious living room, kitchen, utility room and shower room/WC to the ground floor. Upstairs offers master bedroom with Juliette balcony and en suite, a further three double bedrooms and a family bathroom. Outside enjoys the benefit of driveway parking for several vehicles, an integrated garage and an enclosed spacious garden to the rear with detached workshop.

Laleston is a popular village on the outskirts of Bridgend and offers the convenience of local shops, restaurants and other amenities. St David's Church is located in the centre of the village. Laleston is great location for commuters with fantastic links to the M4 and Bridgend railway station close to major retail and leisure outlets like McArthur Glen Designer Village. As well as having the heritage coastline with the local beaches of Porthcawl, Ogmore and Southerndown on its doorstep.

- Extended Semi-Detached Property
- Spacious Living Room
- Garage & Detached Workshop
- Wonderful Countryside Views
- Easy Transport Links
- Four Bedrooms
- Large Rear Garden
- Planning Approved For Further Extension
- Village Location
- EPC Rating: C

Accommodation

Ground Floor

Entrance Hallway 11'11 x 15'4 (3.63m x 4.67m)

The property is entered decorative part glazed front door with obscure glazed side panels into central hall. Cloaks cupboard with part glazed doors. Engineered oak flooring. Radiator. Central pendant ceiling light. Stairs to first floor. Doors to all first floor rooms.

Living/Dining Room 12' x 28'8 max (3.66m x 8.74m max)

Part decorative glazed double doors into spacious living/dining room. Sliding patio door out onto rear decked area. Large window overlooking front. Continuation of flooring from hall. Radiators. Ceiling spotlights.

Kitchen 11'6 x 13'8 (3.51m x 4.17m)

Modern fitted kitchen with features to include; a range of wall and base units with wood block worksurfaces and matching upstands. Inset 1.5 bowl sink with mixer tap and draining grooves. Belling range cooker with five ring gas hob, stainless steel splashback and extractor over. Space for undercounter dishwasher. Space for American style fridge/freezer. Peninsular offering breakfast bar seating. Large window overlooking rear garden offering wonderful countryside views. Mandarin stone floor. Radiator. Two strip ceiling spotlights. Stable door opens into;

Utility Room 9'4 x 13'8 (2.84m x 4.17m)

A range of wall and base units with laminate worksurfaces and matching upstands. Inset single bowl sink with mixer tap and draining grooves. Plumbing for undercounter washing machine. Space for tumble dryer. Continuation of flooring from kitchen. Part glazed door to rear decking. Radiator. Ceiling spotlights. Door to garage and wet room.

Wet Room/WC 5' x 6'3 (1.52m x 1.91m)

Spacious tiled wet room with wall mounted electric shower. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Non-slip flooring. Obscure glazed window to side. Wall mounted towel warmer. Central ceiling light. Extractor fan.

Garage 9'4 x 14'5 (2.84m x 4.39m)

Integrated single car garage with electric roller shutter door. Carpet flooring. Wall mounted Ideal gas combination boiler (installed 2021). Ceiling strip light.

First Floor

Landing 4'7 x 13'2 (1.40m x 4.01m)

Stairs from ground floor, split onto two first floor landings. Fitted carpet. Two windows overlooking front. Radiator. Central pendant ceiling light. Recessed airing cupboard. Loft access hatch. Doors to all first floor rooms.

Master Bedroom 10'1 x 16'10 (3.07m x 5.13m)

Glazed door and window with Juliette balcony overlooking the rear offering wonderful countryside views. Range of fitted wardrobes. Fitted carpet. Radiator. Central pendant ceiling light. Loft access hatch. Door through to;

En Suite Shower Room 4' x 7'8 (1.22m x 2.34m)

Modern en suite with features to include: shower cubicle with wall mounted mains connected shower, with rainfall shower head and further shower head fitment behind sliding door. Low level dual flush WC. Vanity unit containing inset sink and storage underneath. Fully tiled walls. Wood effect laminate flooring. Vertical wall mounted towel warmer. Ceiling spotlights. Extractor fan. Obscure glazed window to front.

Bedroom Two 13'5 x 10'1 (4.09m x 3.07m)

Large window overlooking the rear offering wonderful countryside views. Wall recess with storage. Wood effect laminate flooring. Radiator. Pendant ceiling light. Currently in use as living room.

Bedroom Three 13'5 x 9'11 (4.09m x 3.02m)

Large window overlooking front. Range of fitted wardrobes. Wall recess with storage. Wood effect laminate flooring. Radiator. Pendant ceiling light.

Bedroom Four 11'6 x 6'10 (3.51m x 2.08m)

Large window overlooking rear offering wonderful countryside views. Wall recess with storage. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom 6'6 x 6'5 (1.98m x 1.96m)

Modern three piece suite in white comprising panelled bath with hot and cold taps and shower head fitment. Low level dual flush WC. Pedestal wash hand basin with waterfall mixer tap. Mirrored recess. Fully tiled walls. Tiled flooring. Wall mounted towel warmer. Ceiling spotlights. Extractor fan.

Outside

The front offers an attractive brick paved driveway offering parking for several vehicles leading to integrated single car garage. Lawned front garden with attractive planted borders and hedged boundaries. Pedestrian side gate offers access to the rear garden. The garden to the rear is south facing with open countryside views and offers a raised decked area with access from the utility and living room; a perfect spot for alfresco dining and entertaining. Steps lead down to a spacious lawned garden with secured fenced boundary. Detached block built workshop/storage.

Services

All mains services are connected to the property. Gas central heating via boiler housed to garage. UPVC double glazing throughout. Planning permission has been granted P/23/441/FUL for further extension to the rear. Plans are available on request.

Directions

From our offices at 65 High Street Cowbridge, turn right and proceed up the high street up the A48 towards Bridgend. Go straight through the first roundabout staying on the A48 for several miles. At the big roundabout with traffic lights, take the first exit left continuing along the A48, straight across the first roundabout and straight across the second roundabout (with traffic lights) signposted Port Talbot & Porthcawl. Go straight through the next roundabout and along the dual carriageway, as the road becomes single lane again take the turning right onto Well Street. Travel down the lane and as you enter the village number 29 is the second property on your left.



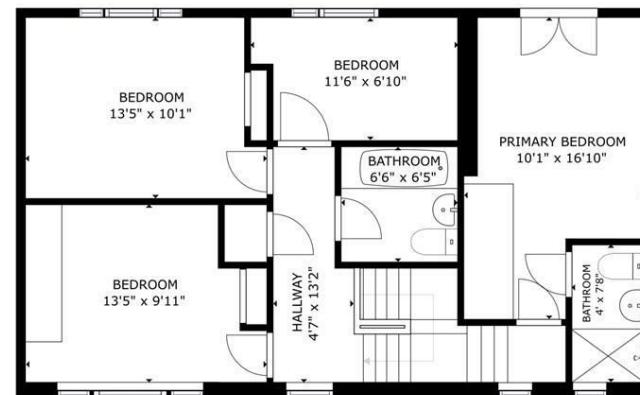








FLOOR 1



FLOOR 2

HARRIS
& BIRT
CHARTERED SURVEYORS
ESTATE AGENTS

GROSS INTERNAL AREA
FLOOR 1: 1007 sq ft, FLOOR 2: 714 sq ft
TOTAL: 1721 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 **Matterport**

HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

