



47 High Street, Laleston – CF32 0HL
Bridgend

£450,000

47 High Street

Laleston, Bridgend

This charming three bedroom mid terrace cottage presents an excellent opportunity for families and professionals seeking a spacious and well-appointed home. The property features two inviting reception rooms, offering flexibility for both relaxing and entertaining. The well-equipped kitchen/diner provides ample space for meal preparation and family gatherings, complemented by a separate utility room for added convenience. A downstairs WC adds to the practicality of the ground floor layout. The home office is ideal for remote working or study, ensuring a quiet and productive environment. Upstairs, three comfortable bedrooms provide generous accommodation, with plenty of natural light throughout. The property benefits from two dedicated parking spaces to the rear, ensuring hassle-free parking for residents and visitors. Tastefully decorated and thoughtfully arranged, this cottage blends period charm with modern comforts, making it an ideal choice for those seeking a welcoming and versatile home. Located within easy reach of local amenities, schools, and transport links, this property offers a perfect balance of comfort and convenience. Early viewing is highly recommended to fully appreciate the space and quality on offer in this delightful mid terrace cottage.





- Three bedroom mid terrace cottage
- Two reception rooms
- Kitchen/diner plus utility
- Downstairs WC
- Home office
- Enclosed rear garden
- Two dedicated parking spaces to the rear

Entrance

Via timber door into the entrance hall. Sunken spot lights, smoke alarm, radiator and tiled flooring. Doors leading to home office and lounge. Stairs leading to the first floor. Opening into the kitchen/diner. Door to under stairs storage.

Home office

8' 8" x 5' 8" (2.65m x 1.73m)

Sunken spot lights, panelled walls, radiator, timber framed window overlooking the front of the property and fitted carpet.

Lounge

21' 1" x 16' 7" (6.42m x 5.06m)

Sunken spot lights, two radiators, two windows overlooking the front of the property and a continuation of the fitted carpet. Opening with steps up to kitchen/diner.

Kitchen/diner

21' 11" x 9' 11" (6.68m x 3.01m)

Sunken spot lights, smoke alarm, PVCu double glazed bi-folding doors leading out to the rear garden, radiator, tiling to splash back areas and solid oak flooring. A range of wall and base units with complementary square edge laminate work surfaces. Integrated appliances include dishwasher, fridge/freezer. Space for additional freestanding fridge/freezer. Range cooker which can remain. Extractor fan. Centre island with matching units and work surface. Space for dining room table and chairs. Opening into the second reception room. Area leading to Utility and downstairs WC.



Utility

5' 10" x 5' 4" (1.79m x 1.62m)

Sunken spot lights, tiling to splash back areas, radiator and wood effect tiled flooring. A range of units with complementary roll top laminate wood effect work surface. Washing machine that can remain. Inset sink with gold mixer tap.

Downstairs WC

5' 4" x 3' 5" (1.62m x 1.03m)

Sunken spot lights, tiling to splash back areas, wall mounted mirror, frosted window overlooking the side of the property, radiator and wood effect tiled flooring. Two piece suite comprising low level WC and vanity sink unit with chrome mixer tap.

Reception room 2

14' 4" x 14' 0" (4.36m x 4.26m)

Sunken spot lights, PVCu double glazed bi-folding doors leading out to the rear garden, built in shelving with under lighting, radiator and a continuation of the solid oak flooring from the kitchen. Log burner.

First floor landing

Via stairs with spindle balustrade and fitted carpet. Pendant light, smoke alarm, access to loft, radiator, window overlooking the rear of the property and a continuation of the fitted carpet. Doors to three bedrooms, family bathroom and airing cupboard housing gas combination boiler.

Bedroom 1

11' 2" x 8' 10" (3.40m x 2.69m)

Centre spot lights, access to loft, timber framed window overlooking the front of the property with fitted shutters, radiator and a continuation of the fitted carpet.

Bedroom 3

11' 6" x 7' 11" (3.50m x 2.42m)

Sunken spot lights, window overlooking the front of the property with fitted shutters, radiator and a continuation of the fitted carpet.

Bedroom 2

10' 4" x 8' 11" (3.15m x 2.72m)

Sunken spot lights, window overlooking the front of the property with fitted shutters, radiator and a continuation of the fitted carpet.

Family bathroom

6' 9" x 6' 1" (2.05m x 1.85m)

Sunken spot lights, extractor fan, part emulsioned/ part tiled walls, wall mounted mirror, wall mounted curved chrome towel radiator and tiled flooring. Three piece suite comprising low level vanity WC unit, vanity sink unit with chrome mixer tap and L shaped bath with folding glass screen, chrome bath mixer tap and overhead chrome mixer shower with hand held shower attachment.

Outside

Enclosed and private rear garden, outside lighting, area laid to patio ideal for garden furniture, steps leading to the second tier which is laid to lawn with further planting leading up to a rear gate that provides access to two dedicated parking spaces. Side garden which is also paved and an outside tap. Small front garden laid to paving with raised planter borders.







Payton Jewell Caines

Payton Jewell Caines Ltd, 8 Dunraven Place – CF31 1JD

01656654328 • bridgend@pjchomes.co.uk • pjchomes.co.uk/

These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.