



Heol Trelales, Laleston, Bridgend, Bridgend  
County. CF32 0HW

£280,000

**PJC** PAYTON  
JEWELL  
CAINES



# Heol Trelales, Laleston, Bridgend, Bridgend County. CF32 0HW

Three/four bed SEMI DETACHED house comprising lounge, open plan kitchen/diner, CONSERVATORY, utility room, bedroom one with EN SUITE, two further good sized bedrooms, bathroom, enclosed South facing rear garden, single GARAGE & off road parking. 999 YEARS FROM 1901 NIL GROUND RENT OR SERVICE CHARGE.

£280,000 - Leasehold

- Three/four bedroom semi detached house
- Single garage with ample off road parking
- Enclosed South facing rear garden
- Open plan kitchen/diner leading to the conservatory
- En suite shower room to bedroom one
- Sought after village location, EPC-C
- 999 YEARS FROM 1901. NIL GROUND RENT & SERVICE CHARGE





## DESCRIPTION

Introducing this three/four bedroom semi detached house located within the sought after village of Laleston and within easy walking distance of Trelales primary school, local pubs and restaurants and the local convenience store/post office. The property is beautifully presented throughout and benefits from a good sized kitchen/diner leading to the conservatory and utility room, South facing enclosed rear garden and en suite to bedroom one (formerly bedroom four). Internal viewing recommended. Lovely family home. No ongoing chain.

## ENTRANCE

Via the side of the property through a part frosted glazed composite front door into the entrance hall.

## ENTRANCE HALL

Emulsioned ceiling and walls, central light fitting to remain, skirting and wood effect laminate floor. Under stairs storage and PVCu frosted glazed panels to the side and stairs leading to the first floor.

## LOUNGE (15' 5" x 12' 2") or (4.70m x 3.70m)

Overlooking the front of the property via floor to ceiling PVCu double glazing and finished with emulsioned and coved ceiling, emulsioned walls with high level feature picture rail, skirting and fitted carpet. Central feature multi fuel burner with ceramic hearth and a decorative wooden mantle.

## KITCHEN/DINER (13' 1" x 20' 4") or (4.0m x 6.20m)

Overlooking the rear of the property via PVCu sliding patio doors and PVCu double glazed window with fitted venetian blind. Central light pendant and spot lights to remain and a continuation of the wood effect laminate floor. The kitchen is finished with emulsioned and coved ceiling and emulsioned walls. A range of low level and wall mounted shaker style units in off white with complementary solid wood work surface and ceramic tiles to the splash back. Inset one and half basin sink with mixer tap and drainer, integrated dishwasher, under counter fridge and feature Range cooker to remain (under separate negotiation) and integrated overhead extractor hood. Ample space for table and chairs and frosted glazed PVCu door leading out to the utility room.

## NOTES

There is original parquet flooring under the dining area, lounge and hallway.

## CONSERVATORY (11' 2" x 9' 2") or (3.40m x 2.80m)

Polyurethane anti glare ceiling with central light pendant and fan, two aspects of PVCu double glazing with PVCu sill, dwarf wall with skirting and laminate floor. Two PVCu double glazed French doors leading out to the rear garden.

## UTILITY ROOM

Polyurethane sloping roof, frosted PVCu part glazed door leading out to the rear garden with additional window and PVCu frosted glazed door leading out to the side. Light fitting, ceramic tiles to the floor, plumbing for automatic washing machine and space for several appliances. Doorway through into the downstairs w.c.

## DOWNSTAIRS W.C.

Central light fitting, emulsioned walls, skirting and ceramic tiles to the floor. Two piece suite in white comprising w.c. and wash hand basin with chrome mixer tap.



## LANDING

Via stairs with fitted carpet and access to loft storage.

## FAMILY BATHROOM

Frosted glazed tilt n turn PVCu double glazed window, emulsioned ceiling with central spot lights, emulsioned walls, skirting and ceramic tiles to the floor. Three piece suite in white comprising w.c. wash hand basin and bath with over bath plumbed shower. Heated wall mounted chrome towel rail.

## BEDROOM 3 (10' 2" x 9' 10") or (3.10m x 3.00m)

Overlooking the rear via PVCu double glazed window with fitted roller blind and finished with central light fitting, emulsioned walls, skirting and fitted carpet. Fitted storage cupboard housing wall mounted Worcester gas fired combination boiler.

## BEDROOM 2 (13' 1" x 9' 10") or (4.0m x 3.0m)

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

## BEDROOM 1 (12' 2" x 13' 1") or (3.70m x 4.00m)

Overlooking the front via PVCu double glazed window and finished with central light fitting, emulsioned ceiling and walls, skirting and fitted carpet. Double fitted wardrobe and doorway through into the en suite.

## EN-SUITE SHOWER ROOM (9' 4" x 8' 0") or (2.85m x 2.45m)

(Formerly bedroom four). Overlooking the front via PVCu double glazed window with fitted ventian blind and finished with central light fitting with additional spot light over the shower, emulsioned and covered ceiling, emulsioned walls and ceramic tiles to the floor. Fitted storage cupboard with radiator and concertina door. Three piece suite in white comprising w.c. wash hand basin and separate shower cubicle with glazed doors and plumbed shower with ceramic tiles to all splash backs. Wall mounted heated chrome towel rail.

## OUTSIDE

Enclosed South facing rear garden laid to two tiers of patio with mature trees and shrubs around the perimeter all enclosed by closed board fence. Open aspect front garden laid to block pavia driveway with perimeter bedded plants and a single garage with power, light and additional storage in the eaves.


## NOTE

Vendor has informed that the lease is 999 YEARS FROM 1901. NIL GROUND RENT & NIL SERVICE CHARGE.

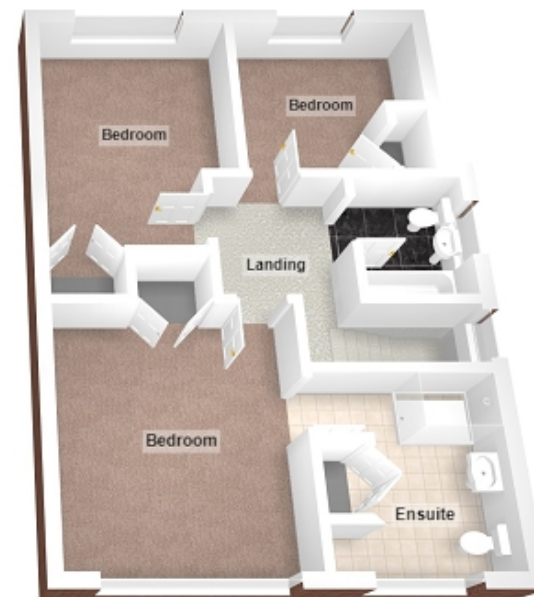


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# 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>	70	
(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		
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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