



Wind Street, Laleston, Bridgend County.
CF32 0HS

£390,000



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SECURE SALE - DETACHED BUNGALOW in the sought after village of Laleston comprising entrance hall, lounge, kitchen/breakfast room, bedroom one with EN SUITE, bedroom two, large SUN LOUNGE, panoramic gardens to the front and rear and detached CARPORT with storage. Huge development / extension potential. SOLD WITH NO ONWARD CHAIN.

£390,000 - Freehold

- A generous detached bungalow
- Beautiful views to the rear / Generous garden and outside space
- Huge development / extension potential
- Ample driveway parking, EPC - E / Council tax -G
- SECURE SALE
- Subject to Reserve Price
- Buyer fees apply ((T's and C's)



DESCRIPTION

Introducing this unique property situated within the centre of the sought after village of Laleston to the West of Bridgend. Occupying a generous plot the property is currently well presented however would benefit from some modernisation and may be an opportunity for either extension or redevelopment (subject to the appropriate planning consents). Currently comprising entrance hall, dining hallway, lounge, kitchen/breakfast room, large sun lounge overlooking the rear garden, bedroom one with en suite, bedroom two and large loft space which is fully insulated. Viewing is highly recommended and the property is sold with no onward chain.

The village of Laleston lies approximately two miles to the West of Bridgend and benefits from a local primary school, a hotel, two public houses, two restaurants, local churches and post office. The village offers good access to Bridgend with the mainline train station as well as being within walking distance of the historic Merthyr Mawr estate.

Note - This property is a 1960's private build and is part timber and part cavity construction. Buyers may need to confirm with their lenders that finance is available for this type of construction. If assistance is required we have a mortgage advisor who can offer advice.

Auctioneer Comments

This property is subject to a secure sale. Should you view, offer or bid on the property, your information will be shared with the

Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation

Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



ENTRANCE

Access via the side of the property off the driveway with ceramic tiled steps leading up to an external porch with feature stone work and access to the entrance hall via a glazed timber door with side glazed panel.

ENTRANCE HALL

Papered ceiling and walls with high level feature picture rail, skirting and fitted carpet. Leading through to a rear dining area.

DINING AREA

Papered and coved ceiling, emulsioned walls, skirting and fitted carpet. Single glazed timber frame French doors leading out to the sun lounge and radiator. Access to the loft via a pull down ladder which is partially boarded, fully insulated and may be an option for conversion or dormer (subject to the appropriate planning consent). Doorway into the lounge.

LOUNGE (20' 8" max x 13' 7" max) or (6.30m max x 4.15m max)

Emulsioned and coved ceiling, emulsioned walls, skirting, fitted carpet, dual aspect natural light via PVCu double glazed windows with lead finish with one box bay window to the side and bow window to the rear. Feature electric fireplace with marble hearth, recess and white mantle, two central light pendants and matching wall lights. Doorway through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM (18' 1" x 12' 2") or (5.50m x 3.70m)

PVCu bow window with lead finish overlooking the rear and single glazed timber frame window and timber door leading into the sun lounge and finished with wooden and painted tongue and groove ceiling and walls, central light pendant and ceramic tiled flooring. A range of low level and wall mounted kitchen units with a complementary roll top work surface, inset double circular sink with chrome mixer tap and integrated double oven and electric hob. Space for fridge/freezer, plumbing for automatic washing machine and dishwasher and space for further under counter appliance. Fitted storage cupboard housing an Ideal Mexico 2 boiler and an additional storage cupboard housing the hot water tank.

BATHROOM

Timber framed frosted glazed window to the rear, coved ceiling with central light fitting and ceiling mounted extractor, radiator and ceramic tiles to the wall and to the floor. Three piece suite comprising w.c. wash hand basin and bath with mixer tap and over bath shower attachment.

BEDROOM 1 (13' 9" x 11' 10") or (4.20m x 3.60m)

Dual aspect natural light via PVCu double glazed windows both with leaded effect overlooking the front and side of the property. Coved and papered ceiling, emulsioned walls, skirting and fitted carpet. Glazed timber frame French doors leading into the en suite.

EN SUITE

Central light pendant, emulsioned ceiling, full height ceramic tiles to the wall and ceramic tiled flooring. PVCu frosted glazed window with leaded effect to the side of the property with a fitted roller blind. Three piece suite comprising w.c. wash hand basin with chrome mixer tap, storage below and vanity shelf. Wall mounted bathroom cabinet with mirrored doors and a large walk in shower cubicle with PVCu clad walls, plumbed wall mounted shower with hand attachment and rainwater head and heated chrome towel rail.



BEDROOM 2 (12' 0" x 10' 2") or (3.65m x 3.10m)

Dual aspect natural light via PVCu window with leaded effect to the front of the property and double glazed aluminium sliding patio doors leading into the sun lounge. Coved and papered ceiling, emulsioned walls, skirting and fitted carpet.

SUN LOUNGE (46' 4" x 10' 4") or (14.12m x 3.15m)

Running the entire length of the property with a timber and felted roof and a mix of double and single glazed floor to ceiling picture windows all with fitted roller blinds. Single glazed timber sliding patio doors leading out to the rear garden and a maple floor, two large radiators, recess lighting and three access points to the inside of the property.

OUTSIDE

Enclosed garden laid to mature trees, shrubs and lawn with central pond and rockery, patio area behind the detached carport which has light and water supply with additional storage to the side.

To the rear there are mature trees and shrubs, raised patio area and views over the rear farmland.

To the front and side of the property is a long concrete driveway leading to the rear of the property which could comfortably park up to ten cars. The property is entirely enclosed with block work and spar rendered wall to the front, gated access directly from Wind Street and also gated access from the Laleston Inn car park to the front.

Front garden laid to stone steps, slabbed patio, lawn and mature trees and shrubs with original stone work.

NOTE

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

AUCTIONEERS COMMENTS

This property is for sale by the Modern method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer iamsold Limited.

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The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000 including VAT. The reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for Land Transaction Tax liability. Buyers will be required to go through an identification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding.


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For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
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.



www.pjchomes.co.uk

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