

Payton
Jewell
Caines



Well Street, Laleston, Bridgend County.
CF32 0LF

£399,995

 PAYTON
JEWELL
CAINES

Well Street, Laleston, Bridgend County. CF32 0LF

Three bedroom semi detached house comprising entrance hall, THREE RECEPTION ROOMS, open plan kitchen/diner, three bedrooms, family bathroom, enclosed rear garden with farmland views, off road parking to the front. Sought after village location. Viewing highly recommended.

£399,995 - Freehold

- Three bedroom semi detached house
- Beautiful farmland views to the rear
- Excellent off road parking
- Quiet sought after village location
- Three reception rooms
- Bespoke kitchen with integrated appliances
- EPC - C / Council tax - E



DESCRIPTION

Introducing this well maintained and presented three bedroom semi detached house situated within the sought after village of Laleston and within easy walking distance of the local Trelales Primary School, public houses and local restaurants. The property benefits from a gas fired combination boiler, beautiful open farmland views to the rear, generous off road parking and good sized family accommodation.

The property is sold with no onward chain and viewing is highly recommended.

ENTRANCE

Via part frosted and glazed PCV front door with frosted glazed side panels into the entrance hall.

ENTRANCE HALL

Central light pendant to remain, coved ceiling, emulsioned walls to half height feature dado rail, skirting and ceramic tiled flooring. Radiator with cover, two fitted storage cupboards, under stairs storage and doorway through to reception 2.

RECEPTION 1 (18' 8" x 15' 11") or (5.70m x 4.85m)

Overlooking the rear garden via PVCu double glazed window and to the rear cupboard area and finished with emulsioned and coved ceiling, two matching central pendants, emulsioned walls with high level feature picture rail, skirting and solid wood flooring. Floor to ceiling fitted oak bookcases and feature recess log burner with a slate hearth and oak mantle. Radiator with cover to remain.

RECEPTION 2 (11' 2" x 10' 2") or (3.40m x 3.10m)

Overlooking the rear garden via PVCu double glazed French doors and finished with central light pendant, coved ceiling, emulsioned walls with high level feature picture rail, skirting and solid oak flooring. Radiator with radiator cover, feature chimney breast with a slate hearth (closed off / aesthetic purposes only). Feature alcoves with shelving and low level storage.

RECEPTION 3 (9' 10" x 7' 5") or (3.0m x 2.25m)

Currently used as a home office overlooking the front of the property via PVCu box bay window and fitted roller blinds and finished with central light pendant, coved ceiling, emulsioned walls with high level feature picture rail, skirting and oak flooring. Wall to wall fitted oak bookcases and fitted desk.

L-SHAPED KITCHEN (25' 3" x 15' 9") or (7.70m x 4.80m)

Benefiting from dual aspect natural light via PVCu double glazed window to the front and PVCu double glazed windows including a box bay window with oak sill, window seat with fitted soft furnishings and storage below and a part glazed PVCu door leading out to the rear patio area. Emulsioned ceiling with recessed LED spot lights and additional light pendant with matching wall lights. Emulsioned walls with high level oak picture rail, skirting, slate effect tiled flooring and exposed oak beams.

The kitchen comprises a range of low level and wall mounted bespoke units in solid wood with oak work surfaces and splash back plinth. Inset Belfast sink with swan neck tap and drainer, Belling Range to remain, integrated dishwasher, washing machine, two wine coolers and full height sliding larder cupboards. American style fridge/freezer to remain, slate effect flooring, traditional radiators and ample space for dining table and chairs.



LANDING

Via stairs with fitted carpet and wooden balustrade. PVCu double glazed window overlooking the front, access to loft storage via a pull down ladder, central light fitting, coved ceiling, emulsioned walls, skirting and fitted carpet.

FAMILY BATHROOM

PVCu frosted glazed window to the side, emulsioned ceiling with recessed LED spot lights, ceiling mounted extractor, full height ceramic tiles to the wall and ceramic tiles to the floor. Three piece suite in white comprising w.c. wash hand basin with chrome waterfall tap and storage below and bath with chrome waterfall tap, over bath electric shower with a side glazed shower screen. Heated chrome towel rail and additional fitted storage cupboard.

BEDROOM 1 (11' 6" x 13' 9") or (3.50m x 4.20m)

Overlooking the rear via PVCu double glazed window and finished with a coved ceiling, emulsioned walls with high level feature picture rail, skirting and fitted carpet.

BEDROOM 2 (11' 0" x 11' 10") or (3.35m x 3.60m)

Overlooking the rear via PVCu double glazed window and finished with a coved ceiling, emulsioned walls with high level feature picture rail, skirting and fitted carpet. Fitted storage cupboard housing a wall mounted Baxi gas fired combination boiler.

BEDROOM 3 (10' 6" x 7' 1") or (3.20m x 2.15m)

L shaped bedroom overlooking the front via PVCu double glazed window and finished with a coved ceiling, emulsioned walls with high level feature picture rail, skirting and fitted carpet. Over stairs storage cupboard with hanging rail.

OUTSIDE

To the front is an elevated front garden laid to lawn with perimeter mature trees and shrubs, block pavia driveway suitable for parking up to four cars.

Enclosed rear garden laid to patio and lawn with rear raised decked area and mature trees and shrubs. Summer house to remain, side access to the front of the property and beautiful views over farmland.

DIRECTIONS

From Bridgend take Park Street, continue through Bryntirion Hill traffic lights on to the village of Laleston, turn left onto Well Street, continue down the road until you come to a grass verge area on the right hand side and the property is on the right and overlooks the grass area.


NOTE

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



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	69	80
(55-68) D		
(39-54) E		
(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

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk