

Payton
Jewell
Caines



Mayfield Avenue, Laleston, Bridgend. CF32
OLH

£345,000

 PAYTON
JEWELL
CAINES

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SOUGHT AFTER VILLAGE - 3 bedroom extended semi detached home comprising 2 reception rooms, kitchen / diner, 3 bedrooms, family bathroom, flat rear garden, DRIVEWAY PARKING. Modern decor throughout. MUST BE VIEWED.

£345,000 - Freehold

- THREE BEDROOM SEMI DETACHED HOME
- Open plan kitchen / diner
- Two reception rooms - EPC - D
- Enclosed rear garden + driveway parking
- SOUGHT AFTER VILLAGE LOCATION
- VIEWING HIGHLY RECOMMENDED



DESCRIPTION

Introducing this extended three bedroom semi detached home located in the sought after village of Laleston. The property has been fully renovated and tastefully presented and benefits from a flat enclosed rear garden, driveway parking and further potential for development to the rear or a loft conversion (subject to appropriate planning consents).

The village of Laleston boasts 2 pubs, a hotel, 2 quality restaurants, 2 churches and a primary school. There is a local bus service serving the centre of Bridgend through to Porthcawl. Viewing is recommended.

ENTRANCE

Via part frosted glazed PVCu door with side frosted panel.

ENTRANCE HALL

Coved ceiling with central light fitting to remain, emulsioned walls, skirting and ceramic tiles to the floor. Under stairs storage, stairs leading to the first floor and doorway through to the lounge.

LOUNGE (13' 11" x 11' 8") or (4.25m x 3.55m)

Overlooking the front via large PVCu double glazed window and finished with a central light fitting, coved ceiling, emulsioned walls and wood effect laminate flooring. Feature fireplace housing multi fuel burner with stone hearth and ceramic timber effect mantle.

RECEPTION ROOM 2 (11' 11" x 11' 11") or (3.62m x 3.63m)

Coved ceiling, emulsioned walls, wood effect laminate flooring and radiator. Focal point to the room is the wooden fire surround with working fire, hearth and decorative tiled side plates. PVCu double glazed French doors leading to the rear.

KITCHEN/DINER (11' 10" x 17' 1") or (3.60m x 5.20m)

A lovely size family kitchen/diner overlooking the rear via PVCu double glazed window and finished with recessed led spot lamps, emulsioned walls, skirting and ceramic tiles to the floor. Courtesy door into the integral garage and door leading to the rear lobby. A range of low level and wall mounted kitchen units in shaker style cream with brushed chrome handles and wood effect roll top work surface with splash back plinth and under cabinet lighting. Inset sink with swan neck tap and drainer. Integrated induction hob with overhead extractor hood and glass splash back. Integrated electric oven, microwave, space to house an American style fridge/ freezer and plumbing for automatic washing machine. Ample space for dining table and chairs.

REAR LOBBY

Frosted glazed PVCu door leading to the rear garden with side aspect PVCu window. Door leading to the downstairs w.c.

DOWNSTAIRS W.C.

Automatic sensor light, emulsioned walls, skirting and a continuation of the ceramic tiles to the floor. Two piece suite in white comprising w.c. and wash hand basin with chrome mixer tap and storage below. Heated chrome wall mounted towel rail.



LANDING

Via stairs with fitted carpet and wooden balustrade, on the half landing there is a frosted glazed window to the side.

FAMILY BATHROOM

Frosted window to the rear and finished with recessed spot lights, full height ceramic tiles to the wall and a tile effect cushion flooring. Four piece suite in white comprising corner bath with chrome mixer tap, quadrant style shower with plumbed shower and shower attachment, wash hand basin with vanity shelf and storage and w.c. Wall mounted heated chrome towel rail.

BEDROOM 1 (12' 2" x 11' 10") or (3.70m x 3.60m)

Overlooking the front via PVCu double glazed window and finished with coved ceiling, emulsioned walls, skirting and fitted carpet.

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

Overlooking the rear via PVCu double glazed window, coved ceiling, emulsioned walls, skirting and fitted carpet.

BEDROOM 3 (8' 6" x 8' 2") or (2.60m x 2.50m)

Overlooking the front via PVCu double glazed window and finished with coved ceiling, emulsioned walls, skirting and fitted carpet.

LOFT SPACE (14' 9" x 9' 2") or (4.50m x 2.80m)

Staircase from the landing leading to the loft room (used for storage but potential for additional bedroom subject to appropriate planning consent). Velux window to the rear, emulsioned walls, radiator and built in storage to the eaves.

OUTSIDE

Level and regular shaped rear garden laid to Indian stone patio with good size area of lawn, outside power and light and side gated access to the front of property.

The front has low maintenance enclosed garden laid to Indian stone with block pavia driveway suitable for parking two cars.

GARAGE

Electric roller shutter door, fluorescent strip light, and wall mounted baxi gas fired combination boiler. Sink, plenty of power sockets and garden tap near the exit door (can only house a very small vehicle or motorbikes).

DIRECTIONS

Upon entering the village of Laleston from Bridgend go past the church and turn left just after The Great House Hotel. Mayfield Ave is the 3rd turning on the left.


NOTE

We have been advised that the property is freehold, however 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		83
(69-80) C		
(55-68) D	68	
(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