

Payton  
Jewell  
Caines



Church View, Laleston, Bridgend County.  
CF32 0HF

£445,000

**PJC** PAYTON  
JEWELL  
CAINES

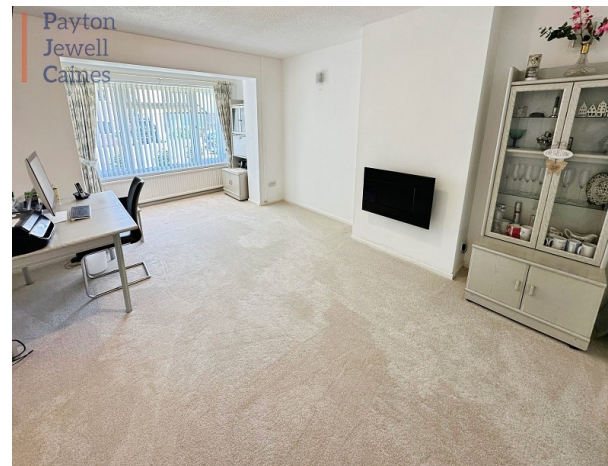


## Church View, Laleston, Bridgend County. CF32 0HF

Four bedroom DETACHED house in the sought after village of Laleston comprising entrance hall, lounge, kitchen/breakfast room, dining room, downstairs W.C, large SUN LOUNGE, garage, four bedrooms, one en-suite and family bathroom. Single garage and driveway parking. MUST BE VIEWED.

**£445,000 - Freehold**

- Four bedroom detached house
- Sought after premium village location
- Four good sized bedroom
- SUN LOUNGE EXTENSION TO THE REAR
- Excellent family accommodation/ EPC - C, Council tax band -
- Walking distance of Trelales Primary School
- Ideal access to the M4





## DESCRIPTION

Four bedroom DETACHED house in the sought after village of Laleston comprising entrance hall, lounge, kitchen/breakfast room, dining room, downstairs W.C, large SUN LOUNGE, garage, four bedrooms, one en-suite and family bathroom.

### Key features:

- Four bedroom detached house
- Sought after premium village location
- Four good sized bedrooms
- Lovely sun lounge extension to the rear
- Excellent family accomodation
- Walking distance of Trelales Primary School
- Ideal access to the M4

## INNER PORCH

Access via part glazed composite front door with side frosted glazed panel. Emulsioned walls, centre spotlight, skirting and Porcelain tiled floor. Large storage cupboard for coats and shoes. Internal door leading to entrance hallway.

## ENTRANCE HALL

Central light fitting to remain, emulsioned walls, skirting and a continuation of porcelain tiled flooring . Understairs storage and a door leading to W.C.

## W.C.

PVCu frosted glazed window, central light fitting, emulsioned walls, radiator, skirting and ceramic tiled flooring. Two piece suite comprising W.C and wall mounted wash hand basin.

## LOUNGE (19' 8" x 12' 0") or (6.0m x 3.65m)

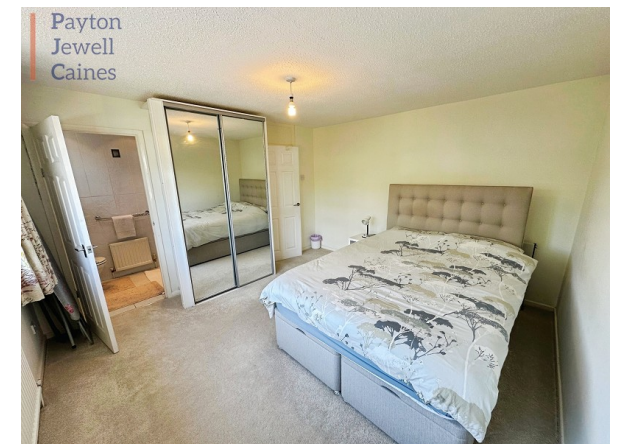
Generous room overlooking the front of the property via PVCu triple glazed window with fitted vertical blinds, curtain pole and curtains. Recess LED spot lighting, emulsioned walls, skirting and fitted carpet. Wall mounted electric feature fire, wall lights and sliding doors through to the dining room.

## DINING ROOM (8' 11" x 12' 0") or (2.71m x 3.65m)

Central light fitting, emulsioned walls, skirting and fitted carpet. PVCu double glazed french doors leading into sun lounge.

## SUN LOUNGE (10' 4" x 17' 3") or (3.15m x 5.25m)

Benefiting from triple aspect natural light via PVCu double glazed window overlooking the rear, double glazed French doors leading out to the patio with fitted vertical blinds and double glazed Velux skylight windows with fitted blinds. Finished with vaulted ceiling, central light fitting, emulsioned walls, skirting and fitted carpet.



## KITCHEN/BREAKFAST ROOM (15' 11" x 8' 6") or (4.85m x 2.60m)

Overlooking the garden via PVCu double glazed window with fitted roller blinds. Finished with central fluorescent strip light, emulsioned walls, skirting and ceramic tiled flooring. Comprising low level and wall mounted units with complementary roll top work surface, inset sink with swan neck tap and drainer. Integrated double oven with four gas ring hob and overhead extractor hood. Plumbing for automatic washing machine, space for dishwasher and integrated under counter fridge. Central breakfast bar, rear lobby with frosted glazed PVCu door leading to side of the property and a courtesy door leading into integral single garage.

## GARAGE

Fluorescent strip light and electric up and over door. Wall mounted Worcester gas fired combination boiler. Wall mounted electric fuse box and ample of space for storage.

## LANDING

Access via stairs with fitted carpet and wooden balustrade. Access to loft storage with pull down ladder. Recess LED spotlights with emulsioned walls, skirting and fitted carpet.

## BEDROOM 1 (13' 7" x 10' 10") or (4.15m x 3.30m)

Overlooking the front of the property via PVCu triple glazed windows with curtain pole and curtains to remain. Over stairs storage cupboard and floor to ceiling, wall to wall fitted wardrobes in high gloss finished with chrome handles.

## BEDROOM 2 (12' 10" x 12' 0") or (3.90m x 3.65m)

Overlooking the rear garden via PVCu triple glazed window with curtain pole and curtains to remain. Emulsioned walls, skirting and fitted carpet. Double fitted wardrobe with sliding mirrored doors. Door leading to ensuite shower room.

## EN-SUITE W.C.

PVCu frosted glazed window to the side of the property. Recess LED spotlights, full height ceramic tiling to walls and floor. Three piece suite in white comprising W.C, wash hand basin with chrome mixer tap and large walk in shower cubicle housing a plumbed shower with hand attachment, rain water head and sliding glass door.

## BEDROOM 3 (11' 8" x 7' 7") or (3.55m x 2.30m)

Overlooking the rear of the property via PVCu triple glazed window with curtain pole and curtains to remain. Wall mounted fitted storage, LED lighting, emulsioned walls, skirting and fitted carpet.

## FAMILY BATHROOM

PVCu frosted glazed window to the side of the property with a fitted roller blind. Central light fitting, full height ceramic tiling to the walls and floor. Three piece suite in white comprising W.C, wash hand basin with chrome mixer tap and vanity unit, bath with chrome mixer tap and over bath plumbed shower.

## BEDROOM 4 (8' 10" x 8' 10") or (2.70m x 2.70m)

Overlooking the front of the property via PVCu triple glazed window with curtain pole and curtains to remain. Recess LED lighting, emulsioned walls, skirting fitted carpet and over stair storage cupboard.





## OUTSIDE


To the rear of the property is an enclosed garden, laid to feature patio with built in brick barbeque. Steps lead up to an elevated patio area with rotary line. Small pond with water feature and perimeter of mature trees and shrubs.

To the side of the property is a walk through storage shed and gated access leading to the front of the property. To the front of the property is an open aspect garden, laid to lawn with mature perimeter trees and shrubs. Concrete driveway suitable for parking cars side by side.

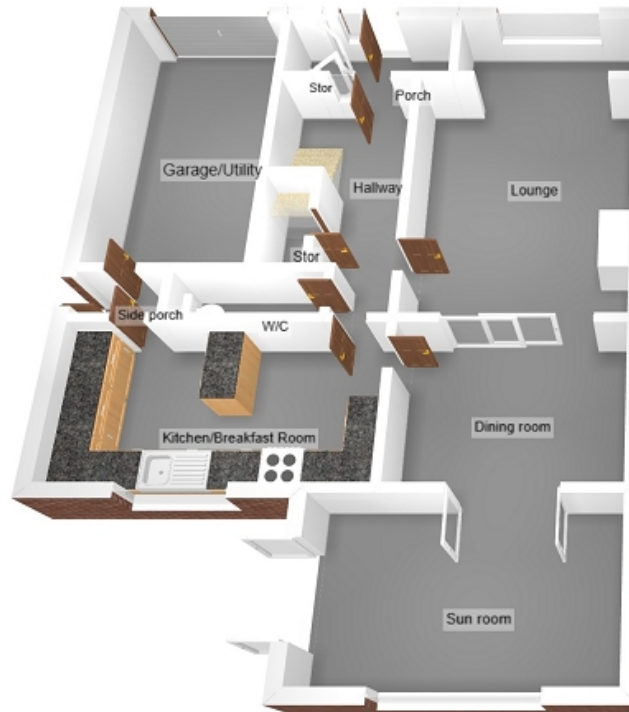


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# 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>	72	
(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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