



13, High Street  
Bridgend, CF32 0LD

Watts  
& Morgan



# 13, High Street

Laleston, Bridgend CF32 0LD

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**£370,000 Freehold**

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A well-presented and spacious three-bedroom semi-detached property located in the heart of the village of Laleston. The home has been thoughtfully modernised by the current owner and enjoys a highly convenient position just a short walk from local shops, schools and restaurants. Laleston also offers excellent access to both Bridgend town centre and the Porthcawl seafront, making this an ideal location for families and commuters alike. The accommodation comprises an entrance porch leading into a welcoming hallway, a bright lounge, a separate dining room and a well-appointed kitchen, along with a useful ground-floor WC. The first-floor landing gives access to two double bedrooms, a single bedroom and a modern four-piece family bathroom. Externally, the property benefits from a private resin driveway to the front providing ample off-road parking for multiple vehicles, a single garage and a generous landscaped rear garden offering an attractive and versatile outdoor space.

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## Directions

\* Bridgend Town Centre- 1.2 Miles \* J36 of the M4  
Motorway - 3.5 Miles \* Cardiff City Centre- 26.5 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a composite front door, the property opens into a bright entrance porch with tiled flooring and windows to the front and side. A door leads into the main hallway, which features LVT flooring, a carpeted staircase rising to the first-floor landing, a generous storage cupboard and access to all ground-floor rooms.

The living room at the front of the property is a beautifully light and spacious reception area, enhanced by a large bay window, carpeted flooring and a central feature fireplace with hearth and surround. The dining room provides an excellent second reception space, opening directly into the kitchen and offering double doors to the rear garden, continuation of the LVT flooring and ample room for freestanding furniture. The kitchen is fitted with a coordinating range of wall and base units with complementary work surfaces and tiled splashbacks. It benefits from LVT flooring, a rear-facing window and access to the outer hallway. Integrated appliances include a fridge/freezer, dishwasher, 'Lamona' microwave, oven/grill and drinks fridge. The outer hallway provides a door to the rear garden, access to the ground-floor WC and a useful utility/store, as well as internal access to the garage.

The first-floor landing offers access to the loft hatch, with all doors leading off to the bedrooms. Bedroom One is a generous double room with a bay window to the front, carpeted flooring and fitted wardrobes. The second double bedroom also features carpeted flooring and built-in wardrobes, while the third bedroom includes carpeted flooring, a front-facing window and a built-in storage cupboard. The family bathroom is fitted with a four-piece suite comprising a panelled bath, separate shower enclosure, WC and wash-hand basin, with tiled flooring and a rear-facing window.

### GARDENS AND GROUNDS

No.13 is approached from High Street and enjoys a sweeping resin driveway to the front, providing off-road parking for multiple vehicles and leading to the single garage. The front garden is neatly presented, while a pathway continues around the side of the property to the rear. The rear garden is a generous, well-landscaped space, predominantly laid with patio slabs to create an ideal area for outdoor seating and entertaining, with the remainder laid to lawn. Side access connects the garden back to the driveway, offering both convenience and practicality.

### ADDITIONAL INFORMATION

Freehold. All mains services connected, EPC Rating "D". Council Tax band "D".



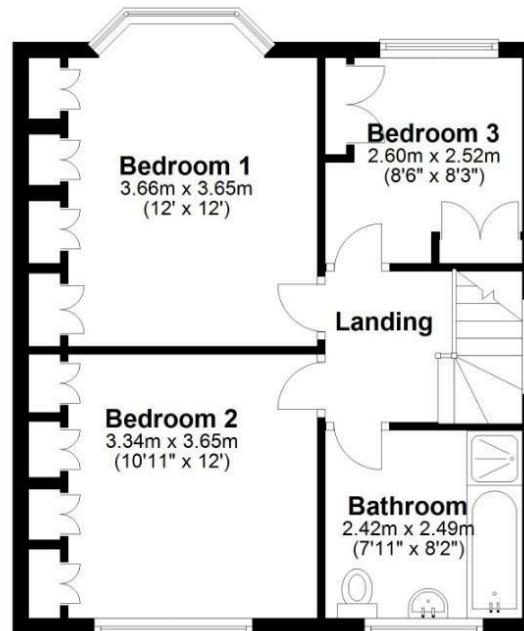
### Ground Floor

Approx. 69.7 sq. metres (750.7 sq. feet)



### First Floor

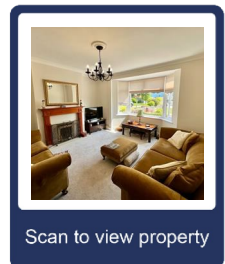
Approx. 44.7 sq. metres (481.5 sq. feet)



Total area: approx. 114.5 sq. metres (1232.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	<b>61</b>	<b>81</b>
England & Wales		EU Directive 2002/91/EC



Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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