



2, St. David's Court  
Bridgend, CF32 0HQ

Watts  
& Morgan







## 2, St. David's Court

Laleston, Bridgend CF32 0HQ

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**£400,000 Freehold**

**4 Bedrooms | 3 Bathrooms | 1 Reception Rooms**

A beautifully presented four-bedroom, three-storey cottage in an exclusive Laleston development, offered with no onward chain. Ideally located just a short walk from village shops, schools and restaurants, with excellent access to Bridgend, Porthcawl and the M4. The property is finished to a high standard throughout and features an entrance hallway, lounge, ground-floor cloakroom and an impressive open-plan kitchen/dining/sitting room. The first floor offers a principal bedroom with south-facing balcony and en-suite, two further bedrooms and a family bathroom. The top floor provides an additional double bedroom with walk-in wardrobe and second en-suite. Externally, there is a front forecourt garden, rear driveway with off road parking for two vehicles and a landscaped, south-facing enclosed rear garden. Being sold with no chain.

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### Directions

\* Bridgend Town Centre - 2.3 Miles \* Porthcawl Sea front - 4.5 Miles \* Cardiff City Centre - 23.0 Miles \* J36 of the M4 - 5.0 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

The property is entered via a solid wood front door into a welcoming entrance hallway, featuring tiled flooring, useful under stairs storage, and a carpeted staircase rising to the first floor. The ground floor cloakroom is fitted with a WC and wash hand basin, with tiled flooring, tiled walls, and a front facing window. The lounge is a bright and comfortable reception room with a front facing sash window and carpeted flooring. To the rear lies the impressive open plan kitchen/dining/sitting room, finished with tiled flooring throughout, recessed spotlighting, PVC French doors opening onto the rear garden, and an additional sash window. The space easily accommodates both lounge and dining furniture, creating a superb social hub. The kitchen is fitted with a modern range of coordinating wall and base units, complemented by work surfaces and a central island with breakfast bar seating. Integrated appliances include a 4 ring induction hob with stainless steel extractor, Bosch oven/grill, microwave, dishwasher, washing machine/tumble dryer, and fridge/freezer.

The first floor landing features carpeted flooring, with all rooms leading off and a staircase rising to the second floor. Bedroom One is a spacious double bedroom with a rear facing sash window and a fully glazed door opening onto a private decked balcony overlooking the garden. It benefits from carpeted flooring and an en suite shower room fitted with a double shower enclosure, WC, wash hand basin, fully tiled walls and flooring, and a chrome ladder radiator. Bedroom Two is a further double bedroom with mirrored built in wardrobes, carpeted flooring, and a front facing sash window. Bedroom Three is a comfortable single room with carpeted flooring and a rear facing sash window. The family bathroom includes a tiled bathtub with overhead shower and glass screen, WC, and wash hand basin, with tiled flooring, tiled walls, and a front facing sash window.

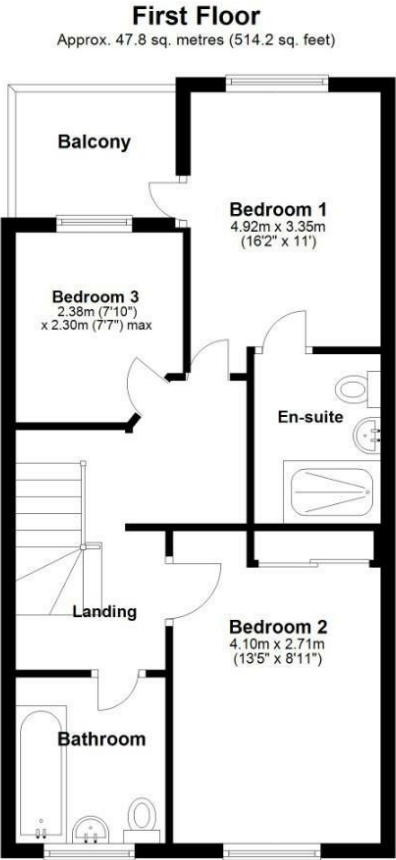
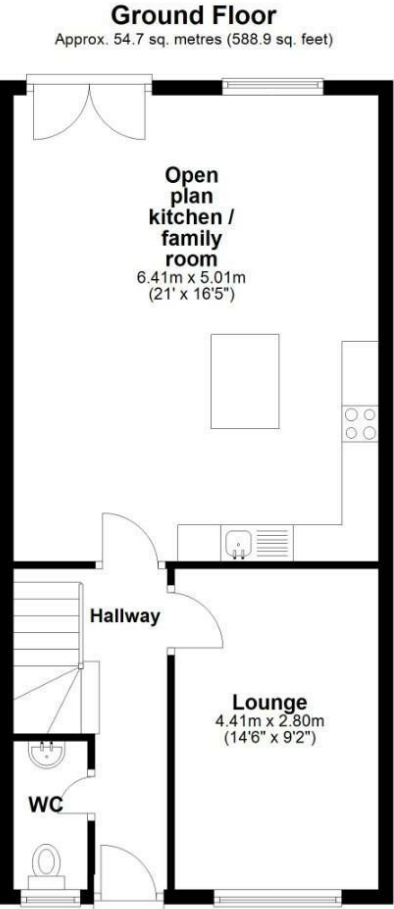
The second floor landing benefits from a Velux window and a built in eaves cupboard housing the gas combi boiler. Bedroom Four is a generous double bedroom featuring carpeted flooring, a Velux window, built in dressing table and storage, plus an additional eaves cupboard providing further storage. This bedroom also enjoys its own en suite shower room, fitted with a double walk in shower enclosure, WC, wash hand basin, and fully tiled walls and flooring.

### GARDENS AND GROUNDS

Approached from St. David's Court, No. 2 enjoys a rear driveway providing off-road parking for two vehicles, with a timber gate offering direct access into the rear garden. To the front, the property features a neat forecourt-style garden, while the rear boasts a south-facing, fully enclosed, low-maintenance garden laid with patio and slate chippings — an ideal space for outdoor furniture and relaxing in the sun.


### ADDITIONAL INFORMATION

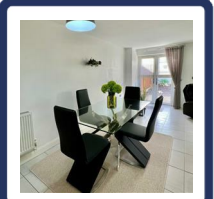
Freehold. All mains services connected. EPC Rating; 'B'. Council Tax is Band 'E'.



Total area: approx. 122.2 sq. metres (1315.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>87</b>	<b>94</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		
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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