



3, Laleston Court  
Bridgend, CF32 0HG

Watts  
& Morgan



# 3, Laleston Court

Laleston, Bridgend CF32 0HG

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**£600,000 Freehold**

**4 Bedrooms | 2 Bathrooms | 3 Reception Rooms**

A rare opportunity to acquire an impressive double bay fronted Georgian style property in a highly sought after village location which is being offered for sale on the market for the first time. The historic, conservation village of Laleston, just a short drive from the market town of Cowbridge and Ogmore-by-Sea and the Heritage Coast with excellent transport links via the A48 and M4 both east and west.

Nestled in a private court of eight properties, this spacious detached family home offers three reception rooms and four double bedrooms. Ground floor accommodation: entrance hall, living room, cloakroom, dining room leading to an open plan kitchen/breakfast room, a sitting room, and a utility room. First floor: landing, principal bedroom with en-suite bathroom, 3 further double bedrooms and a family bathroom. Externally offering a private driveway, garage, and open plan front garden in addition to a south facing rear garden and side gardens surrounding the property. Being sold with no onward chain.

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## Directions

Cowbridge - 9.0 Miles Ogmore-by-sea- 6.0 Miles Cardiff - 24.0 Miles

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# Summary of Accommodation

## ABOUT THE PROPERTY

The front doorway leads into a spacious reception hallway with solid wood flooring with a cloak cupboard, with doors leading to living room, dining room, kitchen and cloakroom which all have solid wood flooring. A carpeted staircase rises to the first-floor landing. Elegant double doors open off the hallway into the large dual aspect living room. This superb family room benefits from solid wood flooring, a large bay window overlooking the front garden and a central feature fireplace with patio doors opening onto terrace and rear garden. Door off the hallway leads into the dining room with solid wood flooring which has a large bay window overlooking the front garden. An archway leads from the dining room into the sitting room which has carpeted flooring and a window overlooking the front garden.

The dining room leads into an open plan kitchen/breakfast room which has solid wood flooring and a large window overlooking the rear garden. There is also a door from the hallway into the kitchen. The kitchen has been fitted with a range of co-ordinating wall and base units with complementary 'Granite' countertops and an integrated eye level double oven. The kitchen benefits from an ergonomically designed brick and granite topped feature high unit with worktop area and an integrated hob and a built-in glass topped table to the side. Space is provided for a freestanding fridge freezer.

The kitchen leads into the utility room which has two windows, one overlooking the back garden and the other overlooks the driveway in addition to a door providing access to the rear garden. The utility has tiled flooring and houses the Gas boiler and there is space and plumbing provided for multiple appliances underneath the worktop.

The ground floor cloakroom is accessed via a door in the hallway and is fitted with a 2-piece suite comprising of a wash-hand basin and a WC with tiling to the walls, solid wood flooring and a window to the rear.

The first-floor landing offers carpeted flooring, window to the rear with countryside outlook and built-in airing cupboard.

The principal bedroom window overlooks the front gardens and has built-in mirrored wardrobes with additional built-in wardrobe and laminate flooring. There is an ensuite bathroom which is fitted with a modern suite, comprising of a corner shower cubicle, dual flush WC, and a pedestal wash hand basin. The en-suite benefits from tiled flooring, fully tiled walls, and an obscure window to the side.

Bedroom Two is a second generous double bedroom with built-in mirrored wardrobes, carpeted flooring and window overlooking the front gardens across the court. Bedroom Three is a third double bedroom with laminate flooring and a double built-in wardrobe. There is a large window overlooking the rear garden and widespread countryside views. The fourth double bedroom benefits from carpeted flooring and a large window to the rear aspect with elevated views and a single built in wardrobe. The family bathroom is fitted with a 3-piece suite comprising of a corner bathtub, WC, and a wash hand basin. The family bathroom offers tiling to the walls, carpeted flooring, and an obscure glazed window to the front.

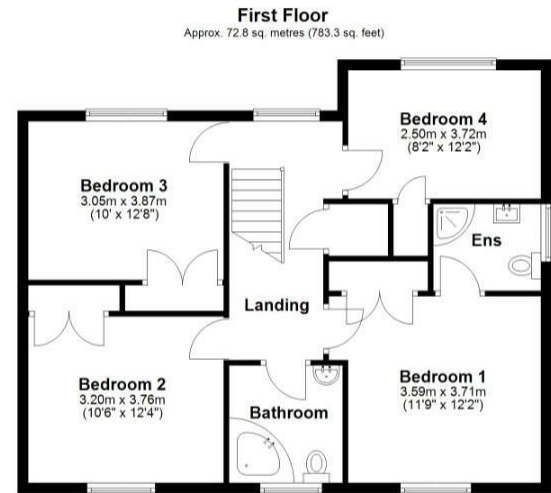
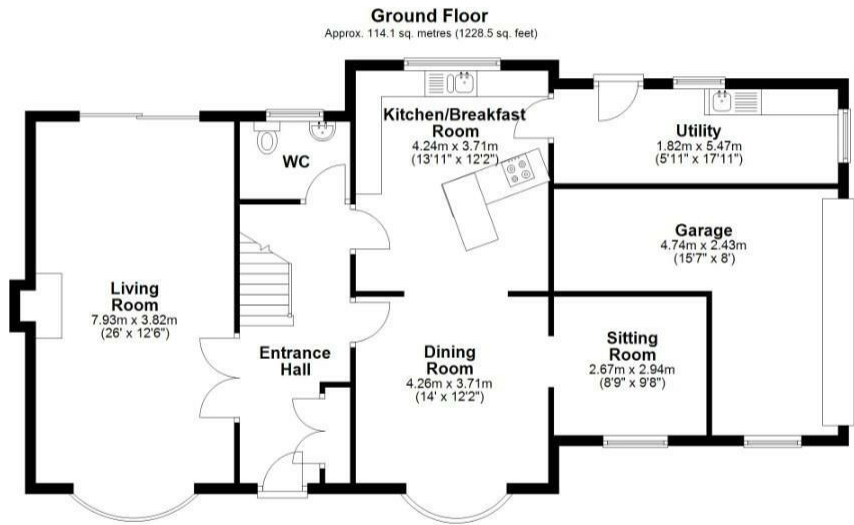
## GARDENS AND GROUNDS

The property is approached off Wind Street via a private stone walled, shared entrance for three properties in Laleston Court leading to individual private driveways for each property. Number 3 benefits from a substantial plot with a private driveway to the side of the property offering ample off-road parking 4/5 vehicles. The private driveway overlooks the side garden with a quaint stone wall dividing off the open plan front garden and views across other Laleston Court gardens. The drive leads to the double garage which has been partially converted to provide additional living space. The garage has ample storage space and power supply with a manual up and over door and window to the front garden. The front garden consists of a lawned area with a delightful view over Laleston Court. There are also a large south facing back garden with terrace & patio areas and a side garden with feature original stone wall.

## ADDITIONAL INFORMATION

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



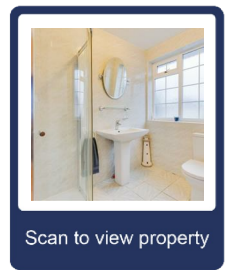


Total area: approx. 186.9 sq. metres (2011.7 sq. feet)



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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