



8, Wind Street
Bridgend, CF32 0HS

Watts
& Morgan



8, Wind Street

Laleston, Bridgend CF32 0HS

£500,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A beautifully presented four double bedroom semi-detached cottage situated in the village of Laleston. This unique stone fronted property offers flexible living accommodation and is presented to an extremely high standard throughout. Being sold with no onward chain. Accommodation comprises of entrance hall, lounge, sitting room, dining room, open plan kitchen/breakfast room, ground floor WC. First floor landing, principal bedroom with ensuite shower room, three further double bedrooms and a 4-piece family bathroom. Externally offering a private drive to the front with off-road parking for two vehicles, beautifully landscaped enclosed rear garden with large workshop and greenhouse. Chain free.

Directions

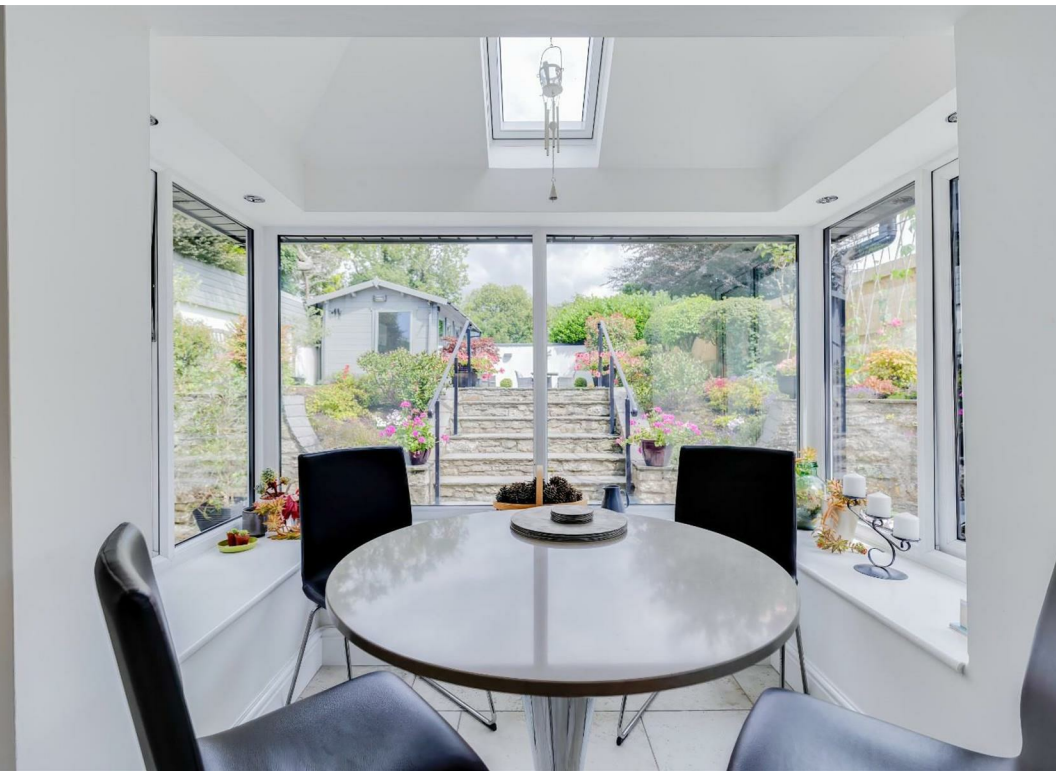
* Bridgend Town Centre - 2.3 Miles * Porthcawl Sea front - 4.5 Miles * Cardiff City Centre - 23.0 Miles * J36 of the M4 - 5.0 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk







Summary of Accommodation

ABOUT THE PROPERTY

Entered through a solid wood front door into the welcoming entrance hall with tiled flooring, original feature exposed stone walls and a door into the downstairs cloakroom. The ground floor cloakroom is fitted with a 2-piece white suite comprising of a WC and wash-hand basin with a window to the front. The living room, to the front of the property, is a great size reception room with two sets of windows to the front, patio doors opening out to the rear courtyard, continuation of the tiled flooring and a fitted wood burning stove with a tiled surround. The living room benefits from exposed beam ceilings. The sitting room is a generous second reception with an open stone fireplace with a wood burning stove fitted, tiled flooring and a window to the front. The open plan dining room is wonderful room benefitting from continuation of the tiled flooring, exposed wood staircase leading to the first floor and windows to the side. Opening into the kitchen/ breakfast room. The kitchen has been fitted with a range of coordinating wall and base units with complementary 'Silestone' work surfaces over with co-ordinating splash backs and windows to the side and rear. The breakfast area has large bay windows overlooking the rear garden, Velux skylight window and ample space for a freestanding table. The kitchen / breakfast room benefits from recessed spot lighting throughout and continuation of the tiled flooring and single door opening out to the rear courtyard. Integrated appliances in the kitchen include 4-ring 'Neff' induction hob with 'Neff' extractor hood, 'Neff' integrated oven, grill and microwave oven, undercounter fridge and circular inset sink. The utility area features two tone wall and base units with continuation of the 'Silestone' work surfaces over and a further inset stainless steel 1 ¼ sink and integrated dishwasher, under counter freezer and integrated washing machine.

The first-floor landing offers exposed wood flooring, built-in airing cupboard and window to the side. The principal bedroom is a superb sized room with carpeted flooring, two sets of windows to the front leading into an ensuite shower room. The ensuite is fitted with a 3-piece suite comprising of a shower enclosure, WC and wash-hand basin with vinyl flooring, tiling to the walls and a Velux window to the side.

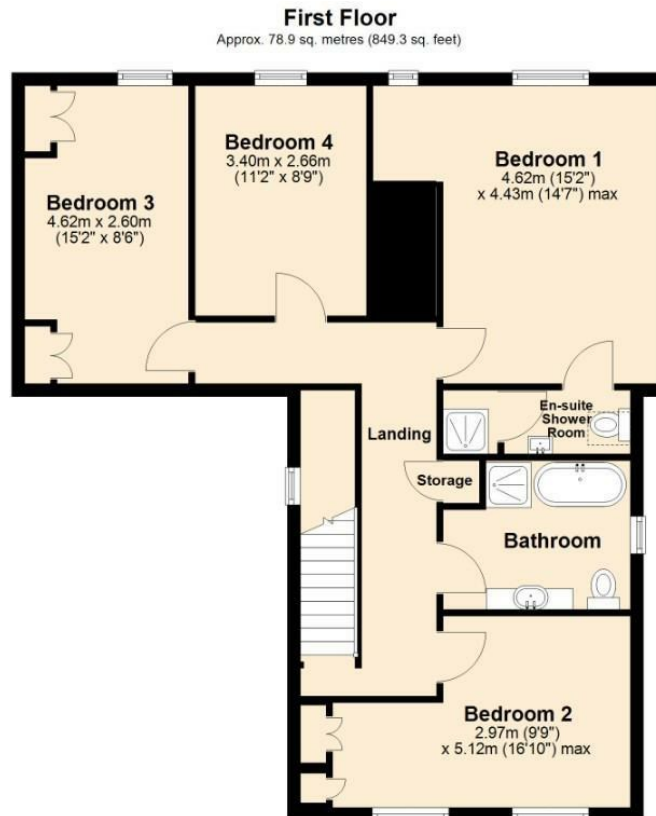
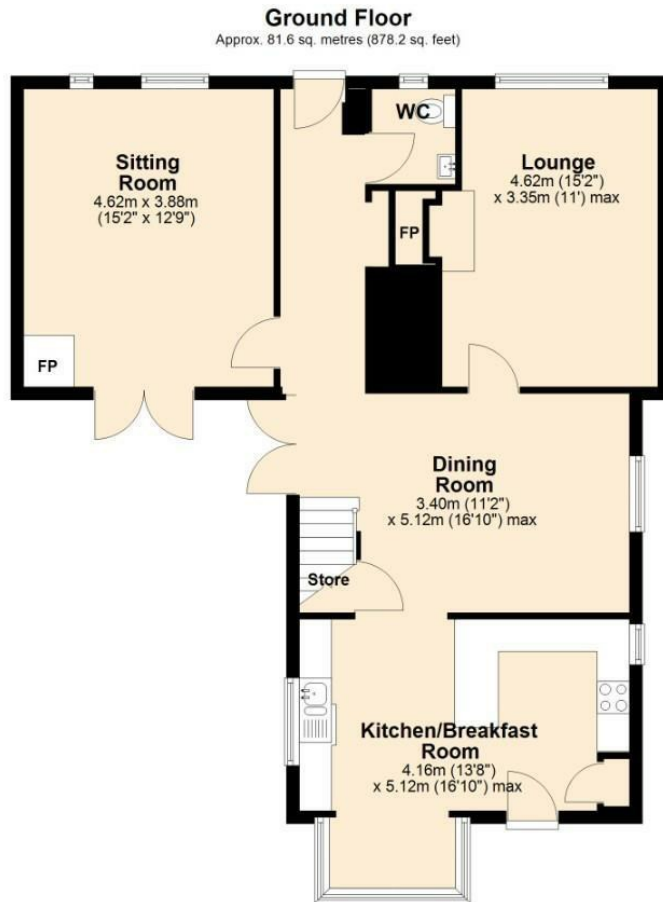
Bedroom two is a second double bedroom with two sets of windows to the rear, carpeted flooring and bespoke built-in wardrobes. Third double bedroom benefits from carpeted flooring, two sets of built in wardrobes and overhead storage. Bedroom four is a fourth double bedroom with built-in wardrobes and overhead storage, carpeted flooring and windows to the front. The family bathroom is fitted with a contemporary 4-piece suite comprising of a freestanding double ended bath tub, shower enclosure, WC and wash-hand basin set within work surfaces and a vanity unit with exposed wood flooring, part tiling to the walls and window to the side.

GARDENS AND GROUNDS

Approached off Wind Street No.8 benefits from a private paved driveway to the front with off-road parking for two vehicles, the front garden is landscaped with stone chippings and mature shrubs. There side access around to the rear garden. To the rear is a beautifully presented landscaped garden with a lower patio area perfect for outdoor furniture, steps lead up to an enclosed lawned section with a greenhouse, a versatile large timber framed workshop with power supply and a further patio area perfect for outdoor furniture. The garden benefits from outdoor lighting and a private aspect with an abundance of wonderful colourful shrubs and flowers.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "C". Council Tax Band "G".

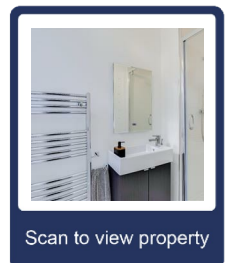


Total area: approx. 160.5 sq. metres (1727.5 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	80
England & Wales		
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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on
f i t

**Watts
& Morgan**