



6, The Well
Bridgend, CF32 0LE

Watts
& Morgan



6, The Well

Laleston, Bridgend CF32 0LE

£375,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A well presented 3/4 bedroom semi-detached property situated in the heart of the village of Laleston, on a generous plot. This home is located within walking distance of local schools, village shops, restaurants and amenities. Laleston is just a short drive from both Porthcawl Sea front and Bridgend town centre with all local transport links. This spacious property has been modernised by the current owners comprising; entrance hallway, lounge, open plan kitchen / dining room. First floor bedroom one with built in wardrobes, dressing room / bedroom, two further double bedrooms and a modern family bathroom. Externally the property benefits from a private driveway to the front with off road parking, single garage, generous landscaped garden, large outbuilding with utility area and outdoor WC and separate storage outbuilding.

Directions

* Bridgend - 2.3 Miles * Porthcawl - 5.0 Miles * J36 of the M4 - 5.8 Miles * Cardiff - 26.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a composite front door into the welcoming hallway with a carpeted staircase rising to the first-floor landing. The entrance hallway benefits from restored wood block flooring and a handy built in storage cupboard. The living room features continuation of the wood block flooring and a large window to the front aspect. the living room offers a central feature chimney with an oak mantle. The open plan kitchen/ dining room has porcelain tiled flooring and wood block flooring to the dining area, with patio doors and a further uPVC door both opening out to the garden. The kitchen has been fitted with a stylish range of coordinating wall and base units with complementary work surfaces over and tiling to the walls and recessed spot lighting. Integrated appliances to remain include 4 -ring gas hob with extractor hood over, microwave, oven / grill and dishwasher. There is a stainless-steel sink with drainer and space for a free-standing American style fridge freezer.

The first-floor landing offers carpeted flooring and access to the loft hatch. Bedroom one is a generous double bedroom with built in wardrobes, carpeted flooring and a window to the front. Bedroom one leads into a generous dressing room or potential fourth bedroom with carpeted flooring and a window to the front. Bedroom two is a spacious double bedroom with carpeted flooring and a window overlooking the rear garden. The third double bedroom features carpeted flooring a built-in storage cupboard and a window to the rear. The modern family bathroom has been upgraded with a 3-piece suite comprising of an L-shaped bathtub with overhead shower head and glass screen, WC and a wash hand basin. The bathroom features tiling to the walls, vinyl flooring and a window to the side aspect.

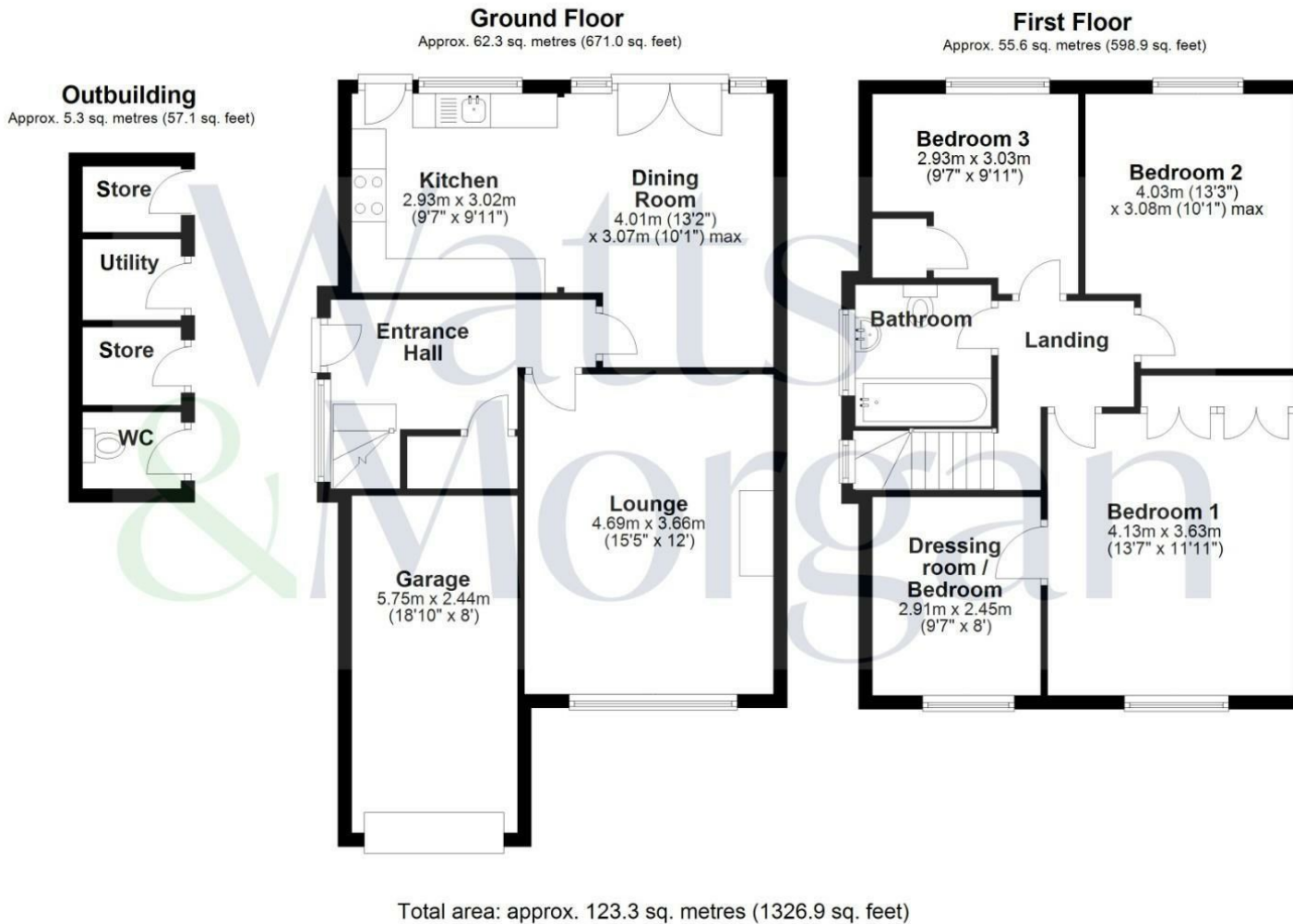
GARDENS AND GROUNDS

Approached off The Well, No.6 benefits from a private drive to the front with off road parking in front of the single garage with manual up and over door. There is side access around to the rear garden. The rear garden features a large versatile outbuilding with two storage rooms, one utility room and an outdoor WC. There is a further outdoor store to the rear of the garden. The generous garden has been beautifully landscaped with a spacious patio area perfect for outdoor dining and furniture the remainder of the garden is laid to lawn with an array of colourful shrubs and a paved pathway.

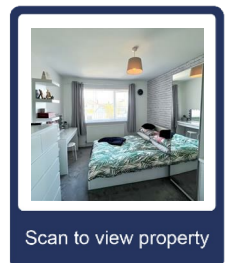
ADDITIONAL INFORMATION

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

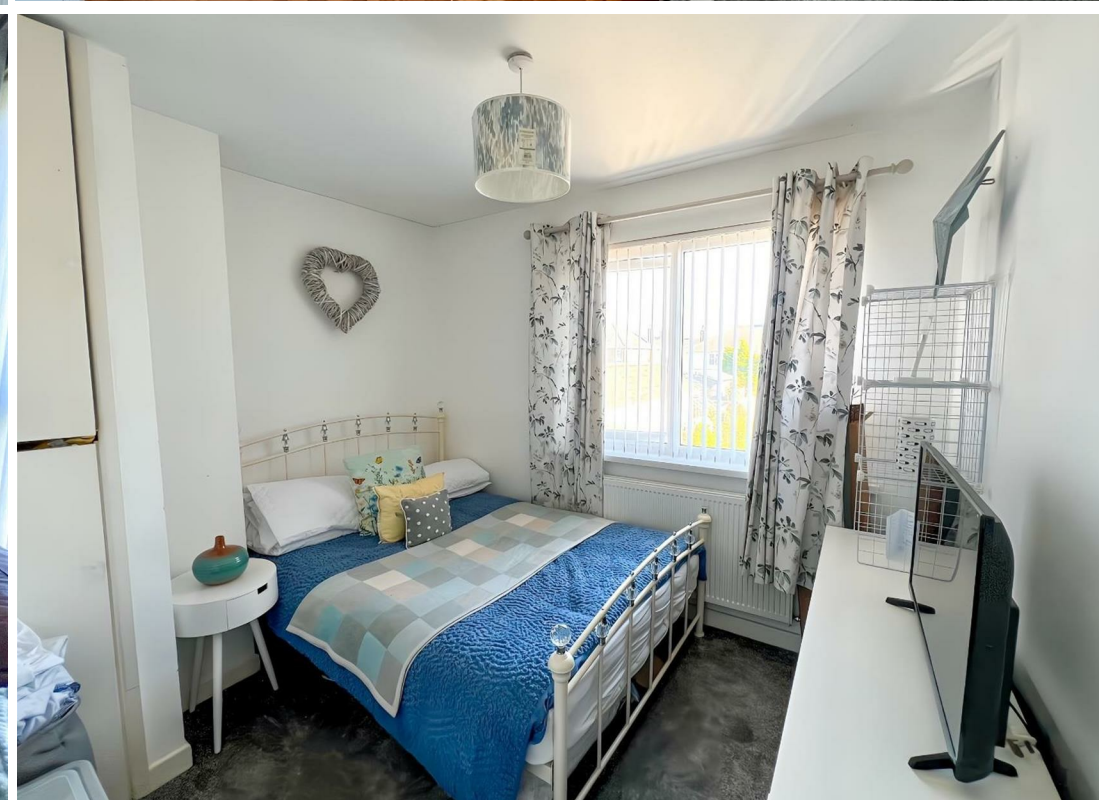
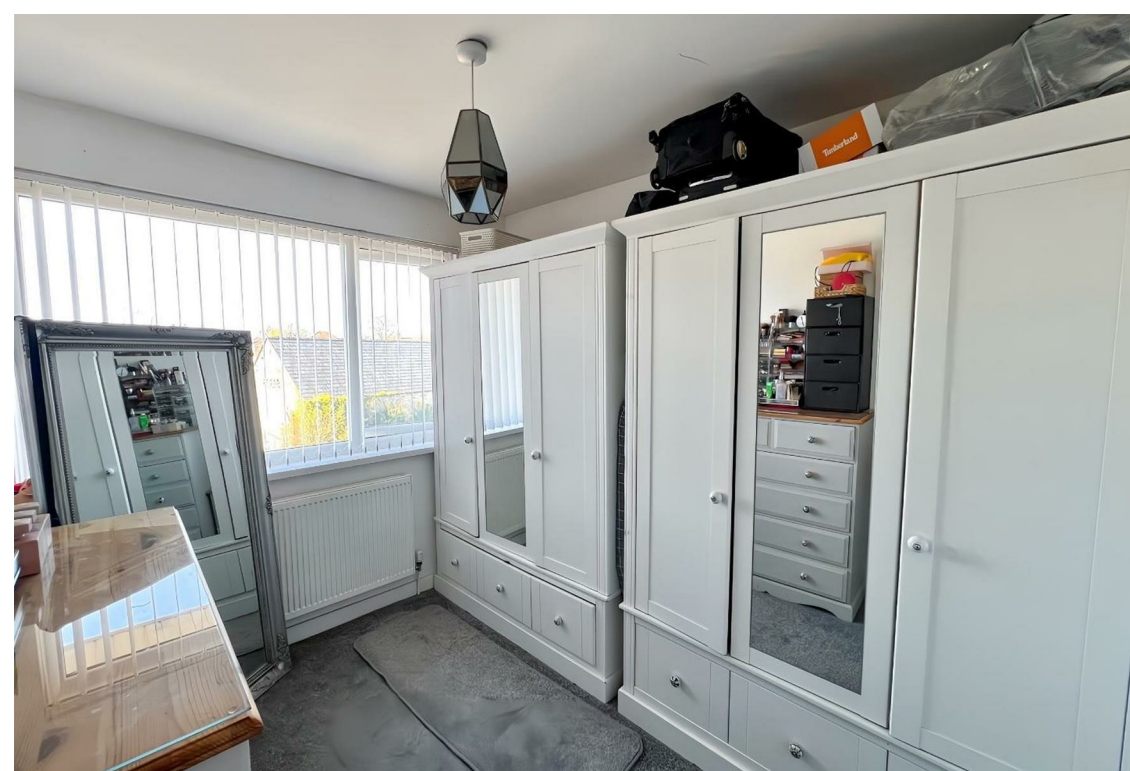




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	83
England & Wales		
EU Directive 2002/91/EC		



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.





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