



28, Church View
Bridgend, CF32 0HF

Watts
& Morgan



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Laleston, Bridgend CF32 0HF

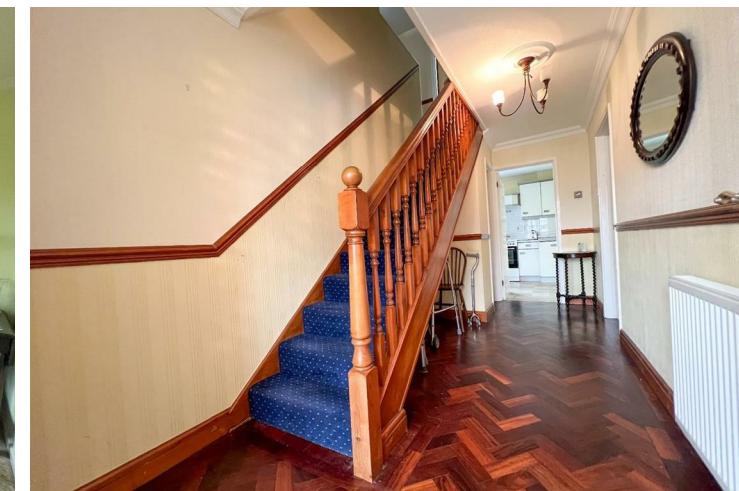
£410,000 Freehold

4 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A generous 4 bedroom detached family home situated in a sought-after cul-de-sac in the village of Laleston. Located within walking distance of local village shops, amenities and restaurants. Just a short drive to Bridgend Town Centre, Newbridge Fields and Porthcawl seafront. Accommodation comprises; porch, hallway, lounge, kitchen/breakfast room, dining room and WC. First floor; 4 well proportioned bedrooms and a shower room. Externally offering a private drive, single garage and enclosed rear garden. Being sold with no onward chain.

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

Entered via a PVC door into the porch with parquet wood block flooring and a built-in storage cupboard. There is a fully glazed door with adjacent window leading into the hallway.

The hallway benefits from parquet wood block flooring and a carpeted staircase leading up to the first floor. The main living room is a generous sized reception room with carpeted flooring and laminate to the front, a window over-looking the front and a central feature fireplace. Double doors open into the dining area benefitting from carpeted flooring and sliding doors opening out to the rear garden. The ground floor WC is fitted with a 2-piece suite comprising of a WC and a wash hand basin with carpeted flooring and a window to the side. The kitchen/breakfast room has been fitted with a range of coordinating wall and base units with complementary work surfaces over. The kitchen benefits from a breakfast bar area, vinyl flooring, windows to the rear, tiled splash-back and a door leading out to a covered porch. Integrated appliances include; dishwasher. Space is provided for a freestanding fridge/freezer, washing machine and cooker.

The first floor landing offers carpeted flooring, a built-in airing cupboard and access to the loft hatch. Bedroom One is a superb sized main bedroom with a built-in storage cupboard, carpeted flooring and windows to the front.

Bedroom Two is a generous double bedroom with built-in wardrobes, carpeted flooring and windows to the rear. Bedroom Three is a third double bedroom with built-in wardrobes, carpeted flooring and windows to the rear.

The fourth bedroom is a great size with a single built-in storage cupboard, carpeted flooring and windows to the front. The family bathroom is fitted with a 3-piece suite comprising of a walk-in shower enclosure, WC and a wash hand basin. With vinyl flooring, tiling to the walls and a window to the side.

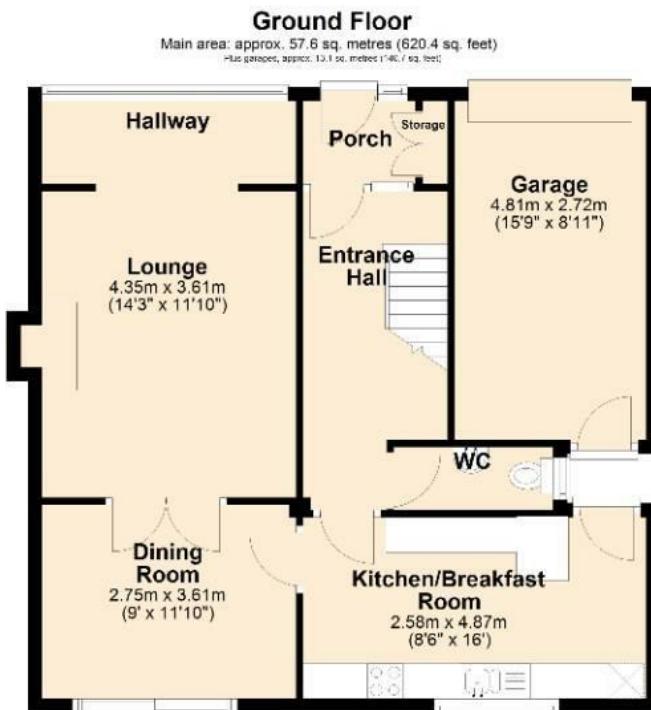
GARDENS AND GROUNDS

Approached off the quiet cul-de-sac of Church View, no. 28 benefits from a driveway to the front of the property with off-road parking for 1 vehicle. There is a single garage with a manual up and over door and there is side access around to the rear garden. The rear is a generous sized enclosed garden with a patio area ideal for outdoor furniture. The remainder is laid to lawn with an abundance of flowers and shrubs.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Oil Boiler. EPC Rating; 'E'. Council Tax is Band 'F'.





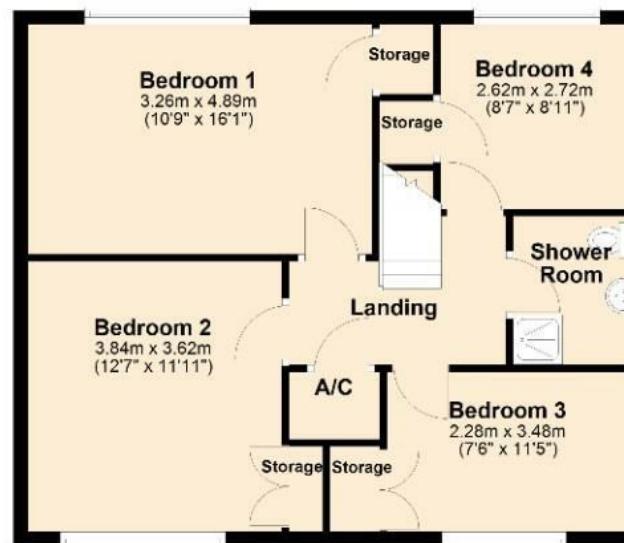
Main area: Approx. 119.5 sq. metres (1286.1 sq. feet)

Plus garages, approx. 13.1 sq. metres (140.7 sq. feet)

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

First Floor

Approx. 61.8 sq. metres (665.7 sq. feet)



Energy Efficiency Rating

A horizontal bar chart showing energy efficiency ratings from A to G. The scale is color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (red-orange), and G (red). The chart includes numerical ranges in brackets above each bar and descriptive text at the top and bottom. A large orange arrow points to the 'F' rating, with the number '39' inside it. Another orange arrow points to the 'G' rating, with the number '64' inside it.

Rating	Range (%)	Notes	Current	Potential
A	(92 plus)	Very energy efficient - lower running costs		
B	(81-91)			
C	(69-80)			
D	(55-68)			
E	(39-54)			
F	(21-38)			
G	(1-20)	Not energy efficient - higher running costs		

39

64

EU Directive 2002/91/EC

England & Wales



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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