



## Church View

Laleston, Bridgend, CF32 0HF

£389,950



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Positioned within the charming village of Laleston, this four-bedroom detached house presents an excellent opportunity for families seeking a comfortable and spacious home. The property is ideally located on the outskirts of Bridgend Town Centre, providing a perfect blend of village tranquillity and easy access to urban amenities.

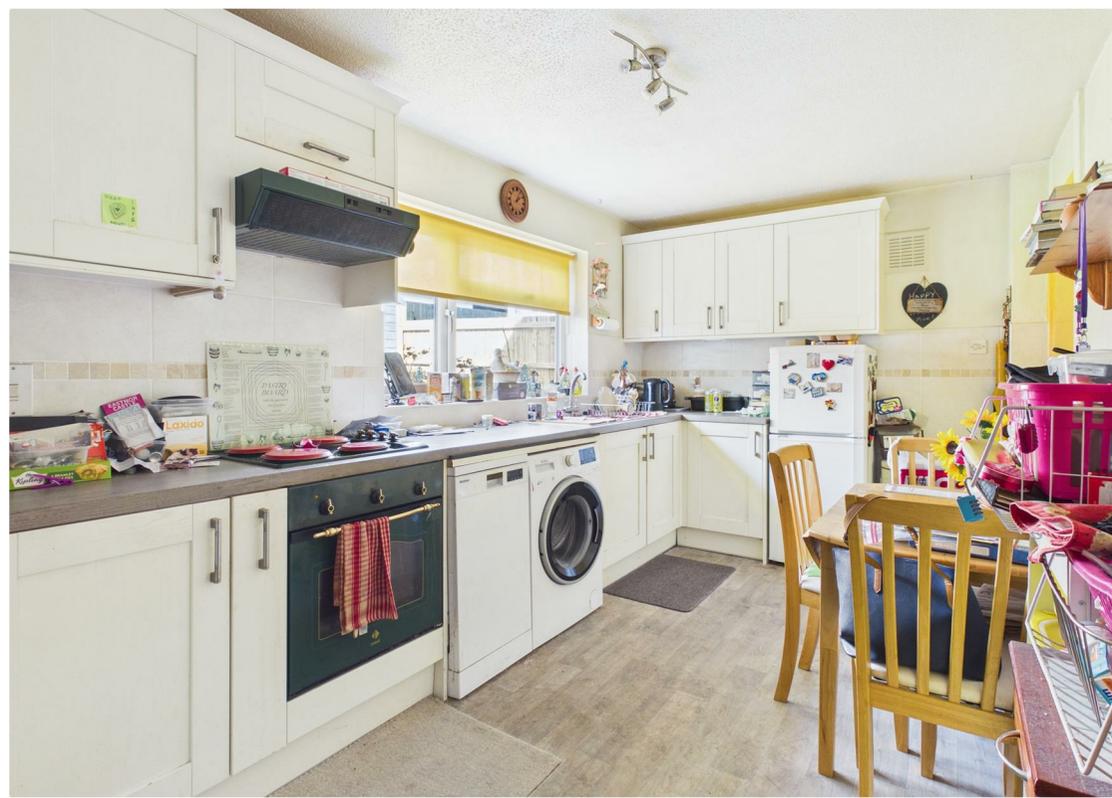
The village itself is centered around a picturesque church and boasts a local shop, as well as several inviting public houses/restaurants, making it a delightful place to live. For those who enjoy coastal outings, the popular Porthcawl area is just a short drive away, offering beautiful beaches and scenic walks.

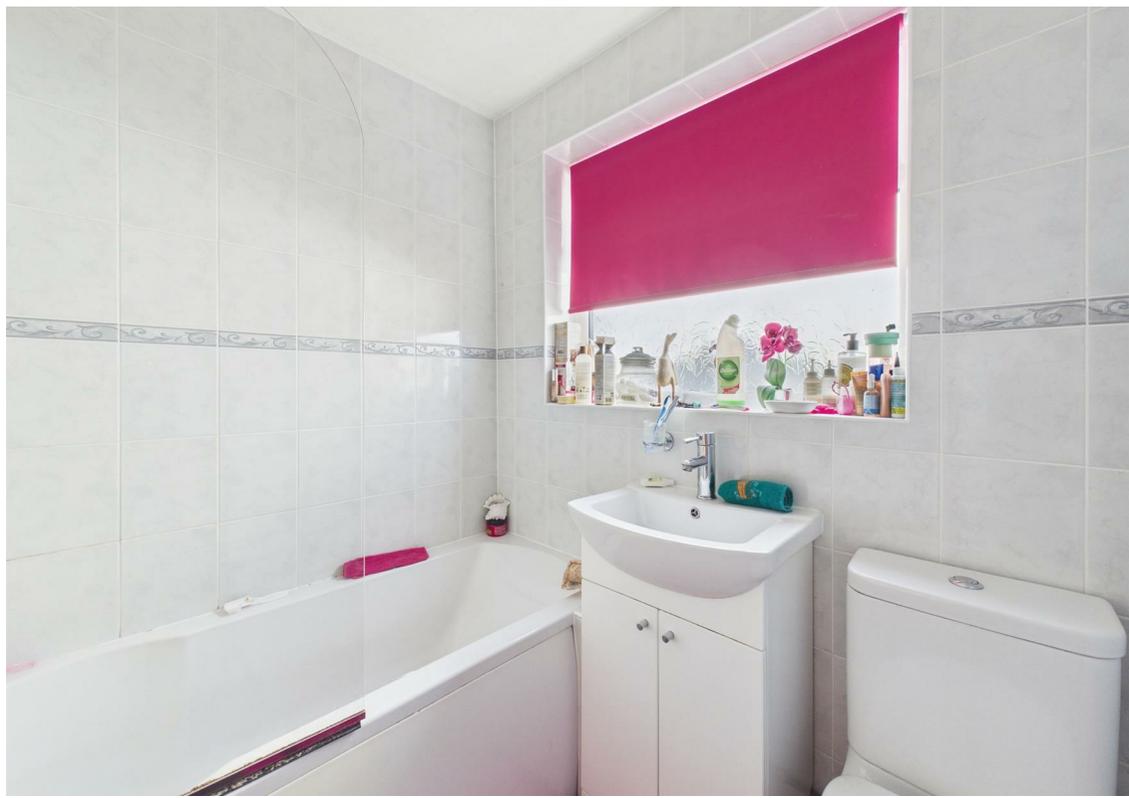
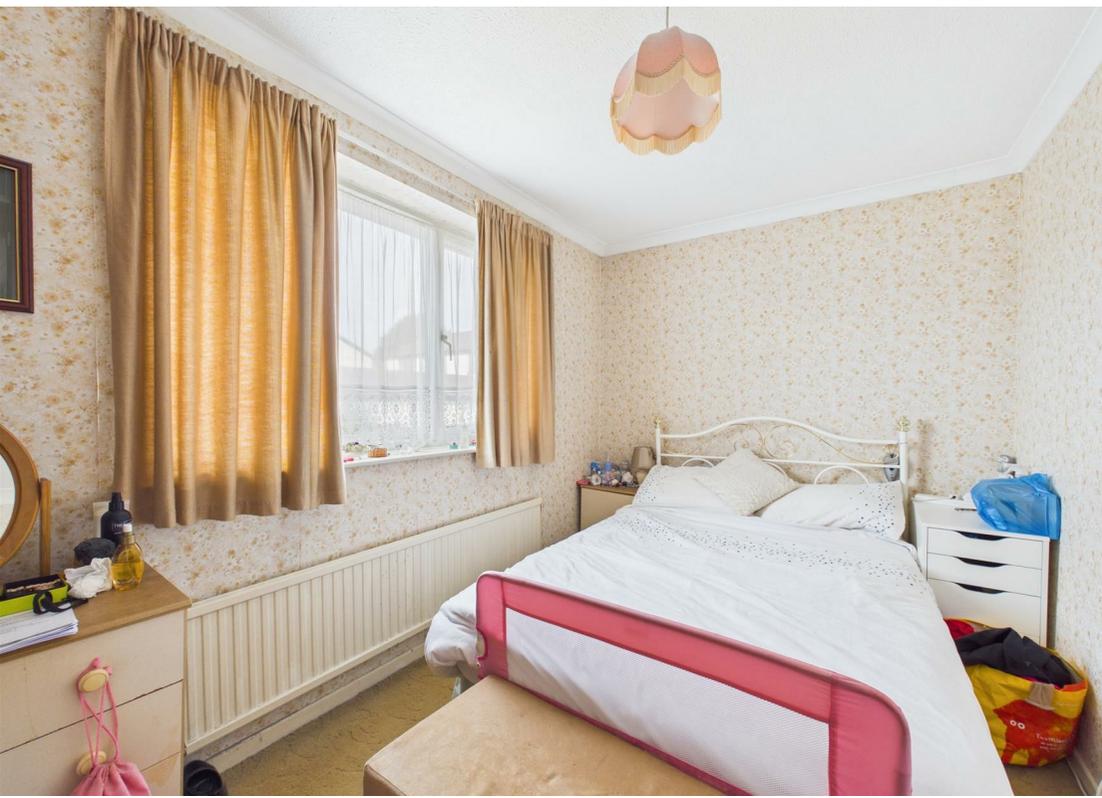
Upon entering the property, one is greeted by an entrance hall and substantial living space, including a welcoming lounge and a separate dining room, perfect for entertaining guests or enjoying family meals. The kitchen/breakfast room is designed for convenience and functionality, while the conservatory adds a touch of elegance and provides a lovely space to relax and enjoy the garden views. A downstairs w.c. adds to the practicality of the layout.

The first floor comprises four generously sized bedrooms, ensuring ample space for family members or guests. The family bathroom is well-appointed, catering to the needs of a busy household.

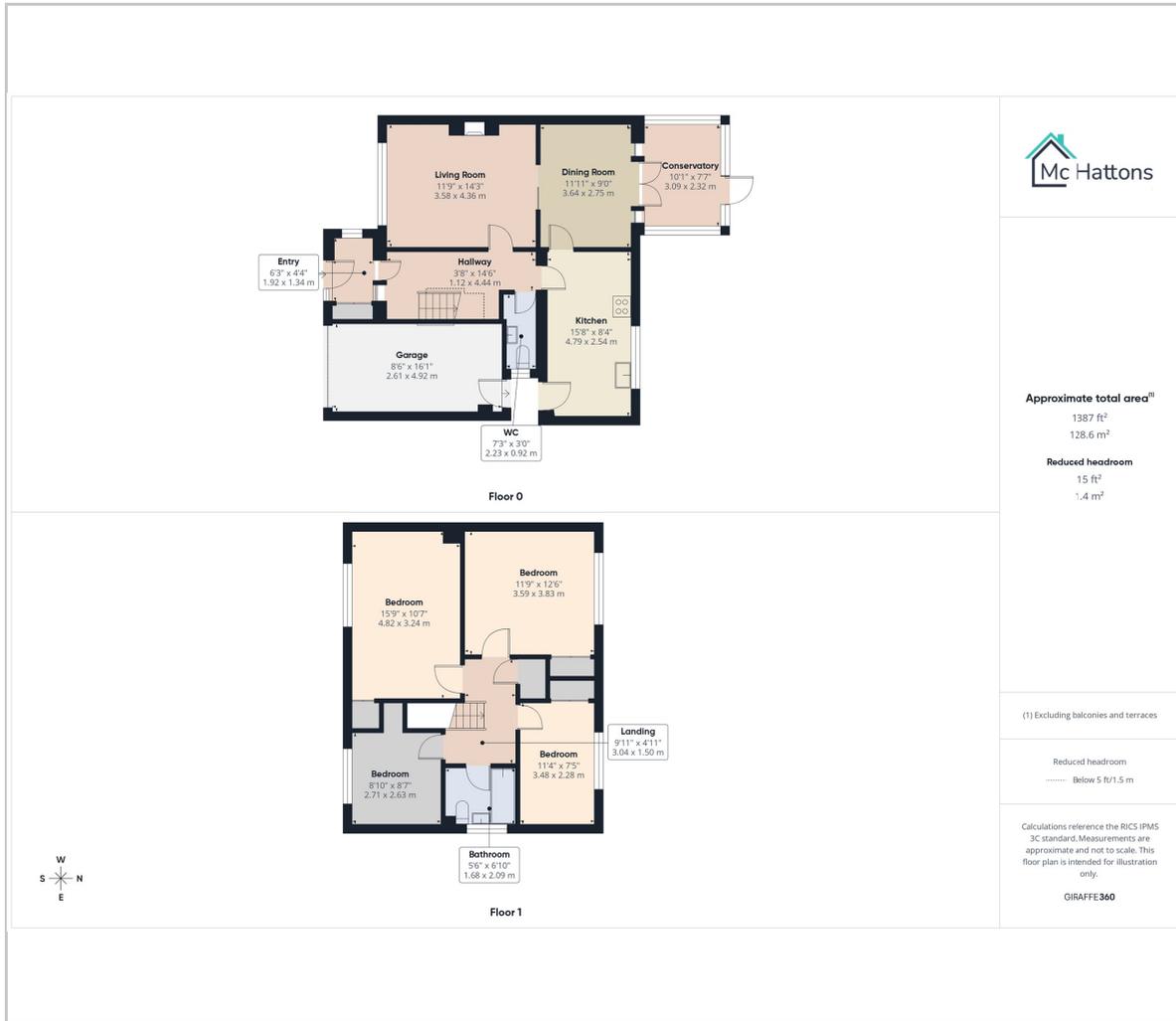
Outside, the property features a front garden with ample off-road parking, side access to an enclosed rear garden, ideal for outdoor activities and gatherings. Additionally, the single integral garage offers further storage solutions.

This delightful home in Laleston is a rare find, and viewing is highly recommended to fully appreciate all it has to offer.





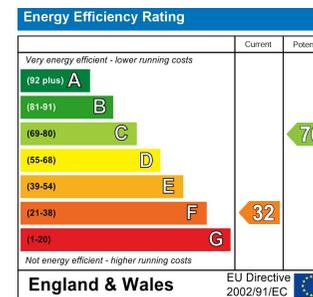
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our McHattons- Bridgend Office on 01656659262 if you wish to arrange a viewing appointment for this property or require further information.

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