

Internal Property Photo

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1 Church View
Laleston
Bridgend
CF32 0HF
Main Property Photo

- Substantial Extended Detached Family Home
- Desirable Village Location
- Set on a Generous Corner Plot
- Five Double Bedrooms
- Three Reception Rooms
- uPVC Double Glazing
- Oil Fired Central Heating

550,000

- Driveway Parking For Four Vehicles
- Double Integral Garage

Ref: PRA11680

Viewing Instructions: Strictly By Appointment Only

General Description

Substantial five bedroomed detached executive style house set on a deceptive corner plot with mature gardens to front, rear & side which is a secret fruit/vegetable cultivated plot There is a substantial driveway with parking for up to four vehicles which leads to a double integral garage The property has uPVC double glazing and oil-fired central heating although there is mains gas to the property Having been extended to the side, rear and over the garage, an internal viewing is highly recommended to appreciate what this property has to offer Laleston is a sought after Village location to the West of Bridgend with good access out to the A48 and to Porthcawl plus routes on the M4 corridor East and West at junction 36 and junction 37 Laleston boasts Trelales Village Primary School, St David's Church is set in the heart of the Village, together with some reputable restaurants and a Village Store incorporating the Post Office Church View is located just off Rogers Lane on the outskirts of the Village with the access adjacent to open farm land The house was built circa 1978 and was the original Show House, there is no through traffic, just a series of cul-de-sacs The property is an ideal family home and would easily accommodate integrating other relatives if required to co-habitate

The property comprises: - GROUND FLOOR: - Entrance and Hallway; Downstairs Shower Room; Living Room; Dining Room; Garden Room; Sitting Room; 'L' Shaped Kitchen/Breakfast Room; Utility Room FIRST FLOOR: - Landing; Master Bedroom with Jack & Gill En-suite; Family Bathroom; Bedroom Two and Three further bedrooms OUTSIDE: - Gardens to Front, Side and Rear with Driveway Parking and Double Garage

Accommodation

Ground Floor

Entrance and Hallway

Via a composite front door with a double obscure glazed side panel entering the hall with woodstrip floor, coved ceiling, radiator, carpeted and balustraded staircase to the first floor, door leading to understairs storage, door leading into a ground floor shower room.

Downstairs Shower Room (7' 5" x 6' 3") or (2.27m x 1.91m)

Skimmed and coved ceiling with inset spotlighting, uPVC double glazed obscure window to the rear, WC, vanity wash hand basin, separate shower cubicle, vanity storage, half tiled walls opening door leading into a panelled shower cubicle with electric shower unit, extractor and light unit above, vinyl laminate effect floor, chrome towel rail with a further extractor unit.

Living Room (17' 6" x 13' 6") or (5.33m x 4.11m)

Two uPVC double glazed windows looking over the front garden, artex and coved ceiling, two radiators, fitted carpet, feature fireplace with a marble insert and hearth, door leading into dining room.

Dining Room (12' 11" x 9' 8") or (3.93m x 2.94m)

Stippled and coved ceiling, laminate flooring, radiator, boxed archway leading into the garden room.

Garden Room (11' 2" x 6' 3") or (3.41m x 1.90m)

Skimmed and coved ceiling, uPVC double glazed windows either side with a view of the rear garden plus uPVC double glazed sliding patio doors.

Sitting Room (16' 4" x 11' 7") or (4.97m x 3.54m)

Lovely room with uPVC double glazed window to the front and side, uPVC double glazed patio doors out onto the rear garden, skimmed and coved ceiling, laminate floor, feature fireplace with a marble hearth and inset and an electric fire (gas available,) double and single radiator.

L-Shaped Kitchen/Breakfast Room (12' 11" x 8' 2" x 13' 8") or (3.93m x 2.50m x 4.16m)

Comprehensive range of fitted kitchen units in high gloss white with chrome fittings comprising of a one and a half bowl single drainer sink unit set in work surface areas with splashback, uPVC double glazed window to the rear, range of floor cupboards incorporating draw units, inset four ring ceramic Bosch hob with splashback and concealed extractor hood, range of wall cupboards, integrated dishwasher, wine rack, double electric Bosch oven set in a tallboy unit, vinyl tiled effect flooring, radiator, in the breakfast section there is a seating area complimenting the work surface areas with splashback, further storage units, integrated fridge/freezer, side ladder cupboard.

Utility Room (9' 7" x 7' 7") or (2.92m x 2.31m)

uPVC double glazed window to the rear, uPVC double glazed door to the side, inset single drainer stainless steel sink unit set in work surface areas, floor cupboard, space and plumbing for washing machine and tumble dryer, one cupboard concealing the freestanding Worcester oil central heating boiler, vinyl tiled effect flooring, skimmed ceiling, electric fuse box.

First Floor

Landing

Airing cupboard housing the hot water tank, artex and coved ceiling, fitted carpet, access into a boarded loft via ladder with shelving, power, and electric light.

Master Bedroom and En-Suite (15' 9" x 14' 4") or (4.81m x 4.37m)

uPVC double glazed window to the front looking to the side towards green fields, skimmed and coved ceiling, fitted carpet, radiator, comprehensive range of fitted wardrobes incorporating draw units and mirrored glazing, door through to a Jack & Gill En-suite Bathroom.

Jack & Gill En-suite Bathroom (12' 9" x 7' 5") or (3.88m x 2.25m)

uPVC double glazed obscure windows to both side and rear, four piece suite with a jacuzzi bath, vanity wash hand basin and WC with a range of vanity storage, tiled floor, chrome heated towel rail, separate fully tiled shower cubicle with electric shower, half tiled walls, skimmed and coved ceiling with inset spotlighting, extractor and lighting unit above the shower, radiator. Additional door leading back onto the Landing.

Family Bathroom (7' 0" x 6' 11") or (2.14m x 2.10m)

uPVC double glazed obscure window to the rear, three-piece white suite comprising of a panelled bath, pedestal wash hand basin, low level WC, laminate effect vinyl flooring, tiled walls, radiator, cradle head mixer tap shower unit.

Bedroom 2 (13' 5" x 9' 8") or (4.09m x 2.95m)

Two uPVC double glazed windows to the front, fitted carpet, single radiator, stippled ceiling.

Bedroom 3 (11' 2" x 10' 6") or (3.41m x 3.20m)

Stippled ceiling, fitted carpet, single radiator, uPVC double glazed window to the front, measurement excludes louvre door built-in wardrobe.

Bedroom 4 (12' 10" x 7' 5") or (3.91m x 2.26m)

uPVC double glazed window to the rear, single radiator, fitted carpet, stippled ceiling, measurements exclude louvre door fitted wardrobe.

Bedroom 5 (8' 5" x 9' 9") or (2.56m x 2.96m)

uPVC double glazed window to front, stippled ceiling, fitted carpet, single radiator.

Outside

Front

Established hedging, concrete driveway which will accommodate four vehicles, stone chipped borders either side of the driveway and stepping stone paving to the front door, lawn with established borders, electric up and over door into:-

Double Integral Garage (16' 1" x 14' 6") or (4.90m x 4.43m)

with power, lighting and sink with hot and cold water, door leading out to the rear side.

Side

There is access down the left side of the property via a wooden pedestrian gate which gives access to the side and rear. At the side there is a garden storage shed, concrete path with the oil tank, recycling storage and garden shed, stone chippings with outside light and an outside tap.

Rear

The garden has been landscaped and is well established, enclosed with wood panel fencing, stone chipped patio area, brick built wall to a slightly elevated lawn with established borders surrounding, paved patio with steps up and a water feature, established shrubs and borders, fig tree, gate leading through to the fruit and vegetable garden which is divided from the main garden by a wood panel fence. This garden has been cultivated over the years and it has pear, plum and cherry trees and has raised beds for fruit and vegetables and is enclosed by an established hedge.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:55

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F

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Property Floorplan Image
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All measurements are approximate The deeds have not been inspected Please note that we have not tested the services of any of the equipment or appliances in this property Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it An insurance contract may be required Written quotation available upon request Mortgages secured on property