

FOR  
SALE



6 The Well, Laleston, Bridgend, Mid Glamorgan CF32 0LE

£369,950 - Freehold

Payton  
Jewell  
Caines

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## PROPERTY SUMMARY

Introducing this beautifully presented three bedroom semi detached house located within the heart of the sought after village of Laleston and close to Trelales Primary school, local pubs and restaurants. The property benefits from a flat south facing rear garden with generous storage and off road driveway parking. This is a must to view!

## POINTS OF INTEREST

- Well presented three bedroom semi detached house
- Sought after village of Laleston
- Generous bedroom one plus dressing room
- Good sized south facing rear garden
- Open plan kitchen / diner



## ROOM DESCRIPTIONS

### Entrance

Via part frosted glazed PVCu side door with a side PVCu frosted glazed window into the entrance hall finished with emulsioned ceiling and walls, recessed LED spot lights, skirting and original wood block flooring. Under stair storage for coats and shoes. Stairs leading to the first floor. Door through to the lounge.

### Lounge

3.60m x 4.75m (11' 10" x 15' 7") Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with emulsioned ceiling and walls, skirting and a continuation of the original wood block flooring. Feature fireplace with recessed wood burning stove, slate hearth and oak mantel. Door through to open plan kitchen/diner.

### L Shaped Kitchen/Diner

6.25m x 4.15m (20' 6" x 13' 7") Narrowing to 2.90m. The diner is finished with emulsioned ceiling and walls, recessed LED spot lights, skirting and original wood block flooring. PVCu double glazed French doors with side glazed panels fitted with perfect fit Venetian blinds leading out to the rear garden. Open arch way through to the kitchen.

The kitchen is finished with emulsioned ceiling, recessed LED spot lights, emulsioned walls, skirting and a porcelain floor. A range of low level and wall mounted units in high gloss white with brushed chrome handles and a complementary roll top work surface. Inset sink with mixer tap and drainer. Integrated dishwasher, waist height electric oven with integrated microwave, four ring gas hob with overhead extractor. PVCu double glazed window with perfect fit Venetian blinds overlooking the rear garden and frosted glazed PVCu door.

### First floor landing

Via stairs with fitted carpet and wooden balustrade. PVCu frosted glazed panel on the half landing. Access to loft storage, emulsioned ceiling with recessed spot lights, emulsioned walls, skirting and fitted carpet. Doors leading to three bedrooms and family bathroom.

### Family Bathroom

PVCu frosted glazed window overlooking the side of the property, emulsioned ceiling with recessed LED spot lights, emulsioned walls, wall mounted heated chrome towel rail, skirting and tile effect vinyl flooring. Three piece suite in white comprising WC, wash hand basin with chrome waterfall tap and P shaped bath with chrome waterfall tap, over bath plumbed shower with hand attachment and rainwater head and a side glazed shower screen.

### Bedroom 1

3.70m x 4.15m (12' 2" x 13' 7") Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with emulsioned ceiling and walls, skirting and fitted carpet. Two double fitted wardrobes with high level storage. Door through to dressing room.

### Dressing Room

2.50m x 2.90m (8' 2" x 9' 6") Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with emulsioned ceiling and walls, skirting and fitted carpet.

### Bedroom 2

3.10m x 4.00m (10' 2" x 13' 1") Overlooking the rear garden via PVCu double glazed window with a fitted vertical blind and finished with emulsioned ceiling and walls, skirting and fitted carpet.

### Bedroom 3

2.95m x 3.00m (9' 8" x 9' 10") Overlooking the rear garden via PVCu double glazed window and finished with emulsioned ceiling and walls, skirting and fitted carpet. Fitted storage cupboard housing a wall mounted Vaillant gas fired combination boiler with additional shelving.

### Outside

Enclosed south facing rear garden laid to patio, raised beds and lawn. Brick built storage to the rear and to the side to include a WC, utility area and wood store, green house to remain and side gated PVCu door leading to the front of the property.

Enclosed front garden laid to block paviour driveway and lawn bounded by original stone wall.

### Garage

Traditional up and over door.





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