19 The Dell
Laleston, Bridgend, CF32 0HR

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£300,000 (offers in excess of) Freehold

3 Bedrooms : 1 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to present to the market this three bedroom semi-detached property located in the sought after village of Laleston in Bridgend. Close proximity to local amenities, M4 Motorway, schools and restaurants. Accommodation comprises of entrance hallway, lounge, kitchen/breakfast room, dining room, double bedroom, family bathroom. First floor landing, two double bedrooms. Externally the property offers driveway for multiple vehicles, single garage, front lawned garden, fully enclosed tiered garden to the rear. EPC Rating "E"

Directions

•	Bridgend Town Centre	2.2 miles
•	Cardiff City Centre	22.5 miles
•	M4 (J36)	4.4 miles

Summary of Accommodation

GROUND FLOOR

Entered via a partially glazed uPVC front door into the spacious hallway featuring original parquet flooring, carpeted stairs lead to the first-floor landing.

The lounge is a spacious reception room featuring carpeted flooring, uPVC windows to the front and side elevations and has a central electric fireplace.

The kitchen has been comprehensively fitted with a range of wall and base units with laminate work surfaces. Integral appliances to remain to include 'Hotpoint' 4-ring electric hob and extractor fan, oven, and grill. Plumbing is provided for further appliances. Further features include partially tiled walls, tiled flooring, and uPVC window to the rear elevation.

The kitchen leads down into the breakfast room with ample space for dining furniture. Further features include partially tiled walls, tiled flooring, uPVC window to the rear elevation, a partially glazed uPVC door leading out to the rear garden and a uPVC door leads to the side of the extended garage.

Bedroom one is a spacious double room featuring continuation of parquet flooring, fitted wardrobes and uPVC window to the rear elevation.

The family bathroom has been fitted with a 3-piece suite comprising of walk-in shower, low level WC and sink set within vanity unit. Further features include chrome towel radiator, fully tiled walls, vinyl flooring and an obscured uPVC window to the rear elevation.
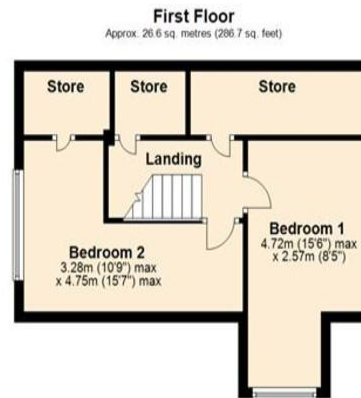
The dining room is a spacious reception room with carpeted flooring, uPVC window to the front elevation and ample space for freestanding furniture.

FIRST FLOOR

The first floor landing provides two accesses to the loft hatch both boarded and used for storage space.

Bedroom two is a double bedroom with carpeted flooring and uPVC window to the rear elevation and provides access into the loft store. Bedroom three is a further double bedroom with carpeted flooring and uPVC window to the rear elevation.

Ground Floor
Main area: approx. 74.9 sq. metres (805.7 sq. feet)
Plus garages approx. 29.1 sq. metres (313.7 sq. feet)

Living Room
4.08m x 3.84m
(13'5" x 12'7")

Dining Room
4.24m x 3.52m
(13'11" x 11'7")

Hallway

Garage
5.20m x 3.00m
(17'1" x 9'10")

Kitchen
3.18m x 3.31m
(10'5" x 10'11")

A/C

Bedroom 3
3.88m (12'9")
x 2.99m (9'10") max

Bathroom

Breakfast Room

Garage
5.24m x 2.54m
(17'2" x 8'4")

Boiler Room

First Floor
Approx. 26.6 sq. metres (286.7 sq. feet)

Store **Store** **Store**

Landing

Bedroom 2
3.28m (10'9") max
x 4.75m (15'7") max

Bedroom 1
4.72m (15'6") max
x 2.57m (8'5")

Main area: Approx. 101.5 sq. metres (1092.4 sq. feet)
Plus garages, approx. 29.1 sq. metres (313.7 sq. feet)

All measurements are approximate, and for display purposes only.
Plan produced using PlanUp.
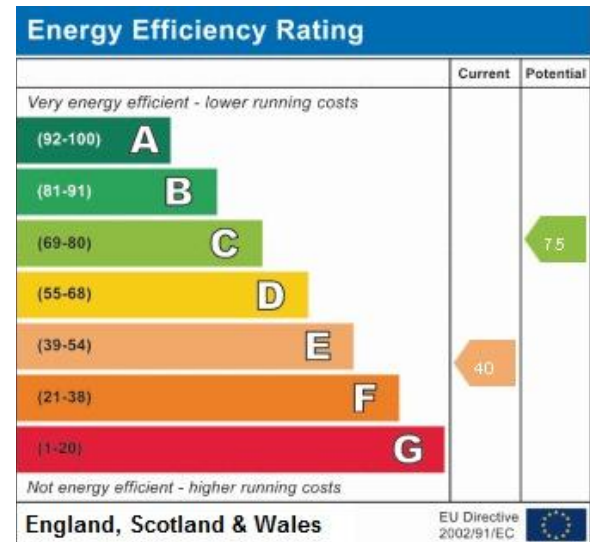
19 The Dell, Laleston, -

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.

GARDENS AND GROUNDS

No.19 is accessed off The Dell onto a private driveway with space for multiple vehicles leading up to the single extended garage with electric door and full power supply. To the front of the property lies an enclosed lawned garden featuring mature shrub borders and a range of flowers. The front garden also features a patio area with space for garden furniture. To the rear of the property lies a fully enclosed tiered garden featuring a lawned area and large patio area, door providing access into the side of the garage and small outside storage unit housing the 'Worcester' oil boiler. The garden further benefits from a private outlook and houses the oil tank and a separate summer house building.

SERVICES AND TENURE

All mains' services connected. Freehold.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC