



Garregwen, 65 High Street
Laleston, Bridgend, CF32 0HL



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£399,995 Freehold

2 Bedrooms : 1 Bathrooms : 1 Reception Rooms

Watts & Morgan are pleased to present this rare opportunity to acquire this spacious well presented detached bungalow situated in the charming Village of Laleston. The property benefits from easy access to local amenities, reputable schools & transport links and also beautiful countryside views over agricultural land behind. The accommodation comprises; Porch, entrance hall, lounge, two double bedrooms, Shower room, Kitchen / Dining room, Utility. Externally enjoying a private driveway with off road parking for multiple vehicles, single garage, workshop / studio, summer house and enclosed landscaped rear garden with views. EPC "C"

Directions

- Bridgend Town Centre 3.2 miles
- Cardiff City Centre 22.4 miles
- M4 (J36) 5.2 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Access into the property via a uPVC front door into the porch with tiled flooring and a fibre glass roof. An oak door provides access into the spacious main hallway laid with karndean flooring and features two large in built storage cupboards. The main lounge is a sizeable reception room with carpeted flooring and uPVC bay windows to the front and side window. The lounge features a newly fitted central electric fire set on a slate hearth with marble surround. The kitchen / dining room has been comprehensively fitted with a range of matte oakeffect wall and base units with complementary work surfaces, further benefitting from karndean flooring, windows overlooking the rear and patio doors leading out onto the rear garden. Integral appliances to remain include: 4 ring free-standing Canon cooker with gas hob, and electric oven and grill with stainless steel Neff extractor fan above, dishwasher, fridge / freezer and a fitted Pegler triple tap which includes a Britta filter system. The utility has been fitted with coordinating wall and base units and work surfaces, plumbing and space has been provided and the free-standing washer machine and tumble dryer will remain. The utility houses the gas combi boiler and features a partially glazed uPVC external door leading out onto the side entrance. The shower room has been fitted with a three-piece suite comprising of a double walk-in shower cubicle with hinged door and recently fitted shower, low level WC and hand wash basin set within vanity units. the shower room benefits from partially tiled walls, tiled flooring, chrome towel radiator and obscure double glazed PVC window to the side. Bedroom one is a generous sized double bedroom offering carpeted flooring windows to the front and 2 double wardrobes. Bedroom two currently utilised as a dining room is a further sizeable room with carpeted flooring, two sets of inbuilt wardrobes and windows overlooking the rear garden.

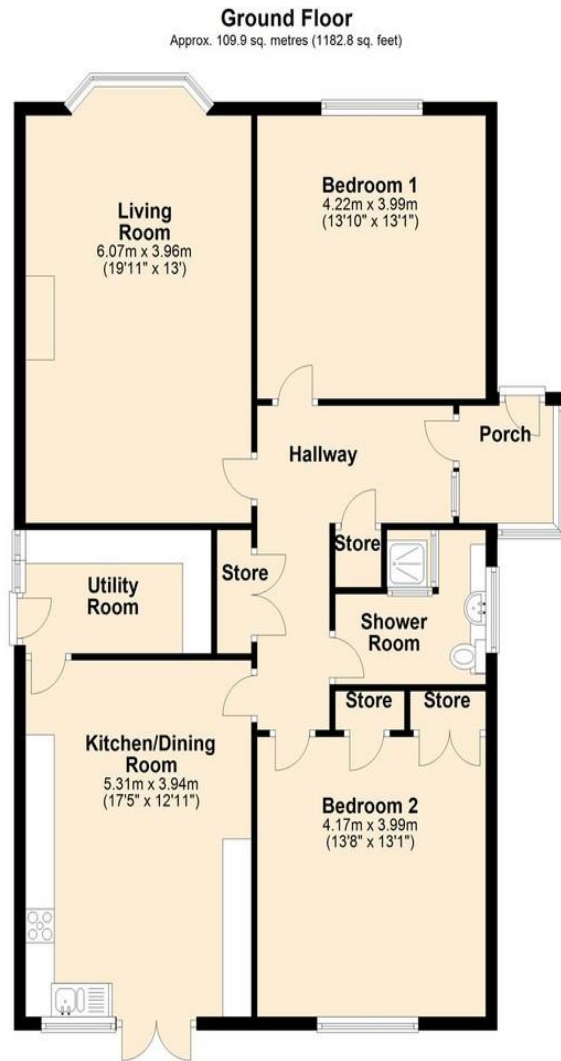
GARDENS AND GROUNDS

Garregwen is accessed off high street in the quiet village of Laleston. This property benefits from a spacious stone chipping driveway providing off road parking for multiple vehicles. To the rear of the property lies a well-presented landscaped garden laid with patio slabs featuring a variety of flowers and plants and an outdoor summerhouse. The rear garden benefits from beautiful countryside views overlooking land locked agricultural fields behind. The property benefits from a single garage with power supply and at the rear of the garage is a separate office/craft room fitted with wall and base units and work surfaces with a uPVC window and door offering views overlooking the rear fields.

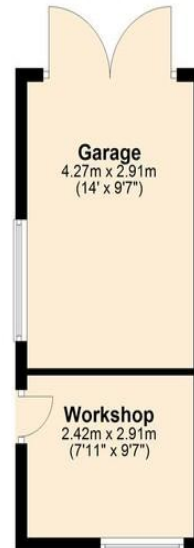
SERVICES AND TENURE

Freehold property. All mains services connected.



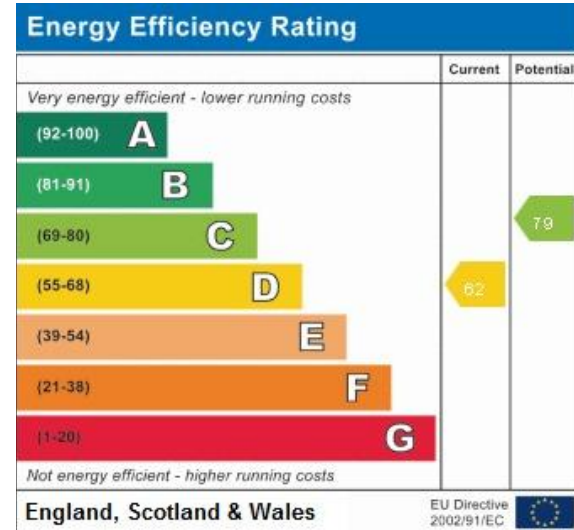


Outbuilding
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings: approx. 19.8 sq. metres (212.7 sq. feet)



Main area: Approx. 109.9 sq. metres (1182.8 sq. feet)
Plus outbuildings: approx. 19.8 sq. metres (212.7 sq. feet)

All measurements are approximate, and for display purposes only.
Plan produced using PlanUp.



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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