



91 High Street  
Laleston, Bridgend, CF32 0HL



# 91 High Street

Laleston, Bridgend, CF32 0HL

£289,950 Freehold

## 2 Bedrooms : 1 Bathrooms : 1 Reception Rooms

We are pleased to present this spacious 2-bedroom semi-detached property situated in the sought after village of Laleston, set in a desirable position backing onto fields behind. Within walking distance of local amenities. Proximity to Bridgend Town Centre and Junction 36 of the M4. The accommodation comprises; entrance hall, open-plan kitchen/living/dining room and utility. First floor landing, 2 double bedrooms and a 4-piece family bathroom. Externally enjoying an enclosed front garden, a rear enclosed garden with patio area and garage. Planning permission in place for single story rear extension and to replace garage into larger outbuilding EPC Rating; 'D'.

### Directions

- Bridgend Town Centre 1.9 miles
- Cardiff City Centre 24.0 miles
- M4 (J36) 4.1 miles

Your local office: **Bridgend**

T 01656 644288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)





## Summary of Accommodation

---

### GROUND FLOOR

Access via a composite front door leading into the entrance hallway with laminate flooring and a carpeted staircase leading up to the first-floor landing. The open-plan kitchen/living/dining room is a spacious light room with bay windows to the front, carpeted flooring to the living/dining area with ample space for free-standing furniture. The kitchen has been comprehensively fitted with a range of traditional wall and base units and complementary work surfaces. Integral appliances to remain; fridge, freezer, 4-ring induction hob, oven, grill and extractor fan. Also featuring tiled flooring, window to the side and a Velux skylight window to the side. The kitchen leads into the utility which has been fitted with continuation of work surfaces and base units where space and plumbing is provided for appliances. Also features a stainless-steel sink, window overlooking the rear with views of the fields behind, and a courtesy door provides access out onto the rear garden.

---

### FIRST FLOOR

The first-floor landing offers carpeted flooring, provides access to the loft hatch, and also features a built-in storage cupboard. Bedroom One is a generous size double bedroom situated to the front of the property with carpeted flooring and windows overlooking the front. Bedroom Two is a further double bedroom offering carpeted flooring and windows to the rear. The family bathroom has been fitted with a 4-piece contemporary suite comprising of a panelled bath, double walk-in shower cubicle with glass door, wash hand basin set within vanity unit and WC. Further features include fully tiled walls and flooring and a window to the side.

---

### GARDENS AND GROUNDS

No. 91 is accessed off the High Street in Laleston. To the front is an enclosed lawned garden with raised borders. A courtesy gate provides access around to the rear garden. To the rear of the property lies an enclosed lawned garden with a raised patio area ideal for outdoor furniture backing on to fields behind. To the rear lies a single garage with an up and over door accessed out onto the side lane with planning permission in place to replace. The rear garden benefits from a further outdoor store.

### SERVICES AND TENURE

All mains' services connected. Freehold.

---



### Ground Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



### First Floor

Approx. 36.4 sq. metres (391.5 sq. feet)



Total area: approx. 77.5 sq. metres (833.9 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

**91 High Street, 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.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

#### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

#### Cowbridge

T 01446 773 500

E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

#### Penarth

T 029 2071 2266

E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

#### London

T 020 7467 5330

E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)

