



Bell Cottage, 29 High Street
Laleston, Bridgend, CF32 0HL



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£239,950 Freehold

3 Bedrooms : 1 Bathroom : 1 Reception Room

Watts & Morgan are delighted to offer this completely refurbished three bedroom Cottage located on the High Street of Laleston. A highly sought after location offering views over the Church of St. David and within walking distance of local amenities, fine dining restaurants and reputable schools. Accommodation comprises; entrance porch, open plan living accommodation to include; lounge with open fire, modern fitted kitchen/dining room with appliances, cloakroom WC. First floor landing, three bedrooms and a contemporary bathroom. Externally the property offers a rear courtyard patio and parking is available. No on-going chain. Viewing highly recommended. EPC Rating 'D'.

- Bridgend Town Centre 2.5 miles
 - Cardiff City Centre 23.6 miles
 - M4 (J36) 4.0 miles
-

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Summary of Accommodation

GROUND FLOOR

A uPVC door provides access into the entrance porch which offers space for coats and shoes storage, a uPVC window to the front and leads into the open plan living accommodation:

The spacious Lounge benefits from ceiling spotlights, wood-strip effect laminate flooring and a focal point to the room is the original stone fire with slate hearth. Either side of the chimney breast, a window seat is provided to sit and enjoy the picturesque outlook over St David's Church. A carpeted staircase provides access to first floor landing and enjoys a contemporary glass balustrade with timber handrail.

The Dining Area offers ample space for freestanding dining furniture, uPVC sliding patio doors lead out onto the rear patio area and continuation of modern wood-strip effect laminate flooring.

The Kitchen has been fitted with a range of superb modern high gloss grey wall and base units with co-ordinating roll edge work top surface. Integral 'Bosch' appliances to remain to include; 4-ring touchscreen induction hob, oven and grill and extractor hood over, fridge freezer, slim-line dishwasher, washing machine and induction microwave. Further benefits include; a one and a half sink unit with feature mixer tap, LED under-cupboard and plinth lighting, one cupboard houses the 'Baxi' combi boiler and a uPVC window is offered to the rear elevation.

The Cloakroom WC offers a contemporary 2-piece suite comprising; wash-hand basin set within modern vanity unit and WC. Further features include; half tiled walls with feature border, chrome heated towel rail and textured high-gloss ceramic floor tiles.

FIRST FLOOR

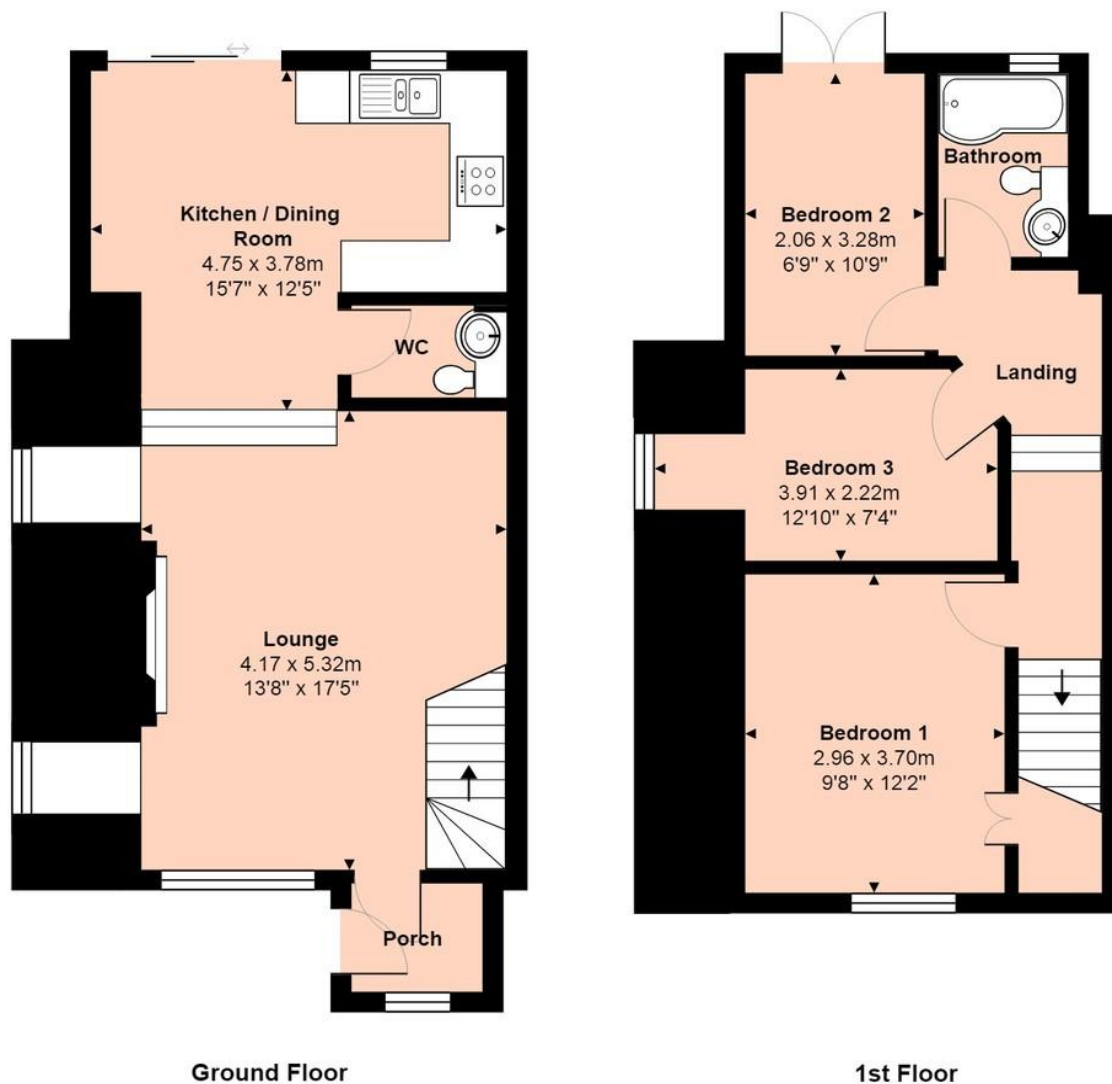
The Landing offers a neutral décor, carpeted flooring and a large loft hatch provides access to the fully insulated attic space.

Positioned to the front of the property, the Master Bedroom enjoys carpeted flooring and access into a large over stairs storage cupboard. Bedroom Two is a generous size single room enjoying a superb balconette providing uPVC French doors with views over St David's Church, carpeted flooring and a neutral décor.

Bedroom Three is another generous single bedroom providing carpeted flooring and a uPVC window with deep plinth to the side elevation. The fully tiled Bathroom has been fitted with a superb contemporary suite to include; L-shaped bath with chrome thermostatic shower over, hand-held shower and glass shower screen, basin set within modern vanity unit and a WC. Further benefits include; a chrome heated towel rail and a uPVC window to the rear elevation.

GARDENS AND GROUNDS

Bell Cottage fronts the High Street of Laleston and offers a rear courtyard garden with patio area, enclosed via stone wall and a good size timber storage shed will remain. Parking is available (accessed off Wind Street).



Ground Floor

1st Floor

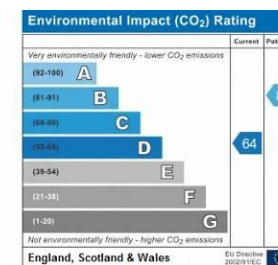
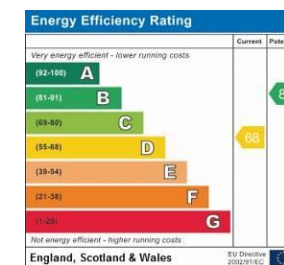
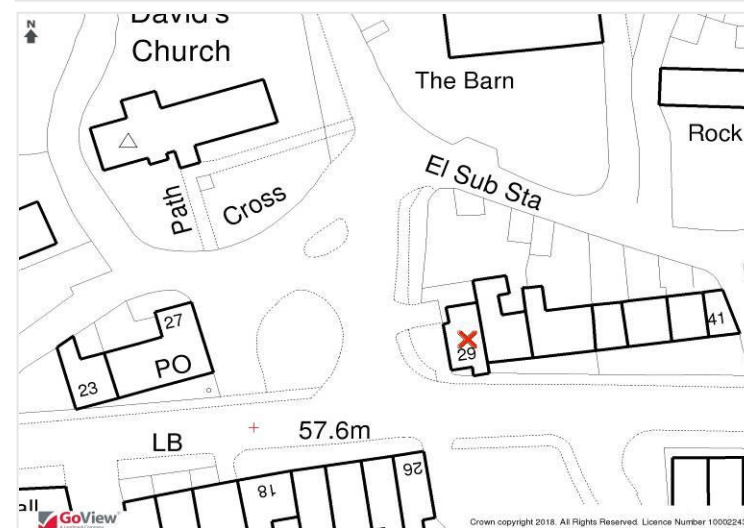
Bell Cottage

Total Area: 83.3 m² ... 896 ft²

All measurements are approximate and for display purposes only

SERVICES AND TENURE

All mains services connected. Freehold.



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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