

hrt herbert r thomas

CELEBRATING 100 YEARS 100 1926-2026

14 Mayfield Avenue, Laleston

Bridgend

Guide Price £325,000

14 Mayfield Avenue

Laleston, Bridgend

Semi-detached three-bedroom bungalow in a quiet Laleston cul-de-sac, with a conservatory, garage, driveway and rear garden overlooking fields.
Council Tax band: D

Tenure: Freehold







Situated within a quiet cul-de-sac in the sought-after village of Laleston, this attractive semi-detached three-bedroom bungalow offers spacious and versatile accommodation, making it an ideal home for a variety of purchasers. The property benefits from two generously proportioned ground floor bedrooms, together with a further first-floor double bedroom enjoying lovely views across the surrounding fields and countryside. The accommodation further comprises a welcoming entrance hallway, a comfortable lounge with a character fireplace, a separate dining room, conservatory, fitted kitchen and family bathroom. Externally, the property enjoys a driveway providing off-road parking, a garage and a pleasant rear garden overlooking an adjoining field.

The property is entered into a welcoming entrance hallway laid to carpet, providing access to the principal ground floor accommodation, including the lounge, kitchen, two bedrooms and family bathroom.

The lounge is accessed via an attractive wooden door with glazed panels and provides a warm and inviting reception space, featuring attractive wooden flooring and a characterful fireplace which creates a lovely focal point to the room. A front-facing UPVC double-glazed window overlooks the garden and driveway, allowing plenty of natural light to flow throughout.

The kitchen is fitted with a range of base units and features a range-style cooker, together with a useful pantry providing additional storage. The boiler is neatly housed within a cupboard. To the rear of the kitchen, an extension currently provides a separate utility area which would benefit from modernisation, offering an excellent opportunity for a purchaser to update and adapt the space to suit their own requirements.

The separate dining room offers excellent versatility and is currently utilised as a dining area, providing an ideal space for family meals and entertaining. Laid to carpet, the room also incorporates stairs rising to the first-floor bedroom and opens directly into the conservatory, creating a lovely flow between the reception spaces and allowing natural light to filter through.

The conservatory provides a pleasant additional reception area, enjoying views across the rear garden and benefiting from French doors opening directly onto the outside space. This creates an ideal setting for relaxing and enjoying the garden throughout the year.

The Master ground floor bedroom is a generously proportioned double room situated to the front of the property, laid to carpet and benefitting from built-in wardrobes providing useful storage, together with a front-facing UPVC double-glazed window.

The second ground floor bedroom is another well-proportioned double room, also laid to carpet and benefitting from a UPVC double-glazed window overlooking the side of the property.

The family bathroom is fitted with a traditional three-piece suite comprising a WC, wash hand basin and bath. The room benefits from half-height wall tiling, with full tiling surrounding the bath, and is finished with fitted carpet.

Stairs rise from the dining room to the first floor, where the third bedroom provides a spacious and peaceful retreat away from the main ground floor accommodation. Accessed via a wooden door, this attractive double bedroom benefits from laminate flooring and a useful alcove providing space for fitted wardrobes. A particularly appealing feature is the wide UPVC double-glazed window, which takes full advantage of the beautiful outlook across the surrounding fields and countryside, allowing plenty of natural light into the room and creating a wonderfully relaxing atmosphere.

Externally, the property benefits from a driveway providing off-road parking, leading to a garage which offers additional parking or useful storage facilities. To the rear, the garden is a particularly attractive feature, enjoying an open outlook across an adjoining field and creating a lovely sense of space and privacy. The garden incorporates a patio area, providing an ideal space for outdoor seating, relaxing and entertaining while taking in the peaceful surroundings.



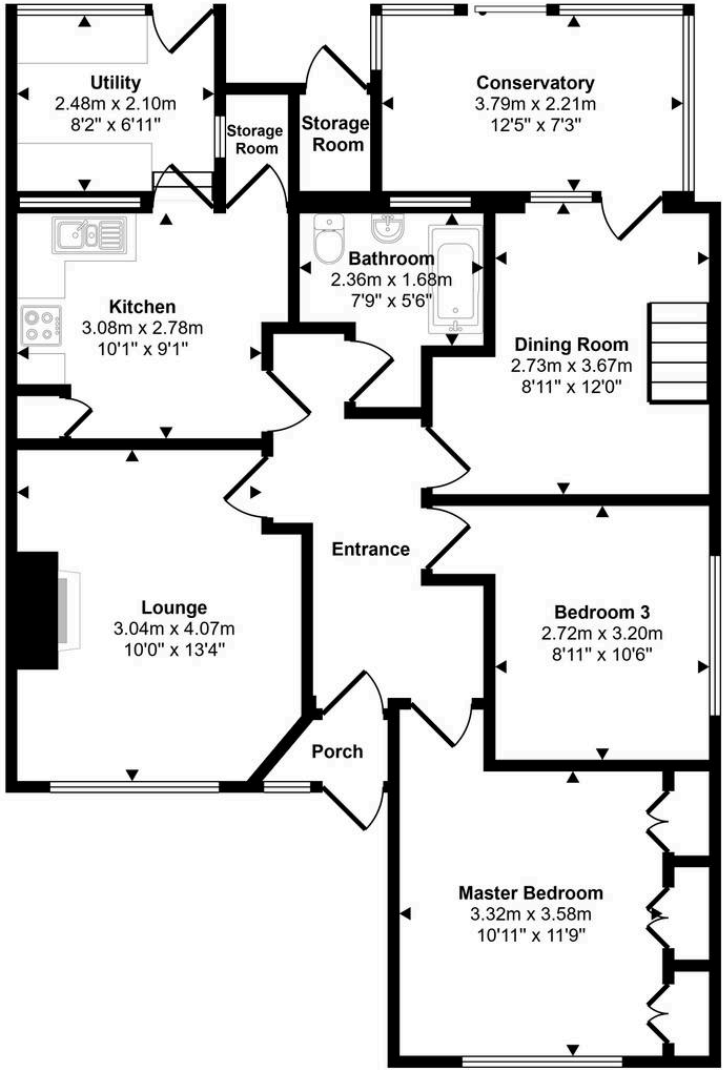




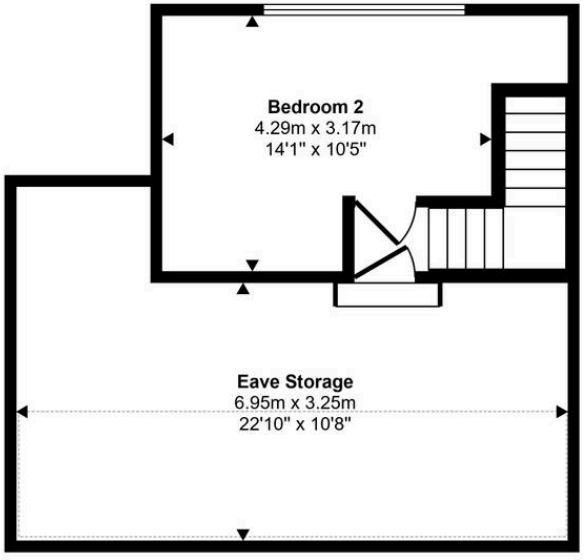




Approx Gross Internal Area
134 sq m / 1442 sq ft



Ground Floor
Approx 92 sq m / 991 sq ft



First Floor
Approx 42 sq m / 451 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.











Herbert R Thomas

H R Thomas Ltd, The Toll House - CF31 1LH

01656660036

bridgend@hrt.uk.com

www.hrt.uk.com/

CELEBRATING 100 YEARS 1926-2026

Particulars are for guidance only and do not form part of any contract. Information is believed to be correct at publication but should be independently verified. Measurements/floorplans are approximate. Services and appliances have not been tested. Images, CGI and enhanced images are for illustrative purposes only. Purchasers must complete identity and anti-money laundering checks. A £65 (inc. VAT) compliance fee per purchase applies. HRT may receive a fee for recommending professional services. You are under no obligation to use any recommended provider. Any referral arrangement will be disclosed. Negotiations must be through HRT. Scan QR code for property listing.