

hrt
herbert r thomas

10 The Dell
Laleston, Bridgend,

CF32 0HR

hrt.uk.com



10 The Dell

Asking price **£269,500**

Charming two double bedroom semi detached bungalow on a generous plot with detached garage and off road parking for four vehicles. Sought after Village location.

**** Check out the 360 virtual tour ****

Two double bedroom semi detached bungalow

Popular Village location

Available for sale with no ongoing chain

Additional sun room/garden room

Generous plot with South facing rear garden

Detached garage & driveway parking for four vehicles

Potential to extend, subject to the necessary planning consents





This two double bedroom semi detached bungalow lies in a sought after cul de sac within the Village of Laleston. The property sits on a generous plot with larger than average rear garden, detached garage and driveway parking for at least four vehicles. There is a lounge, fitted kitchen with pantry cupboards, a sunroom/garden room, two double bedrooms and a shower room.

The property is entered via a wooden door opening into the entrance hallway. The L shaped hall has doors to the lounge, kitchen, shower room and both bedrooms. A loft hatch allows access to the attic which is partially boarded and insulated with a loft ladder attached for access. The lounge is located at the front of the property with a window to front aspect, a central fireplace with an electric fire and fitted carpet. The kitchen is fitted with a range of base, wall and drawer units with complementary work surfaces and comprises of an electric oven, gas hob with extractor fan, space for a washing machine, a large storage cupboard housing the fridge/freezer, an additional pantry cupboard and space for a breakfast table. A door leads out to the

sunroom/garden room which is a great addition to the bungalow, allowing a small dining room or extra seating area. with windows overlooking the rear garden and a door to the side. The room benefits from power, light, vinyl flooring and a further storage cupboard which houses the wall hung Viessman combi boiler (installed Feb 2015) and can accommodate a tumble dryer.

Both bedrooms are generous double rooms, bedroom one lies to the front of the property with window to front aspect, a range of fitted wardrobes and fitted carpet. Bedroom two has a window to the rear overlooking the garden and has fitted carpet. The shower

room is fitted with a three piece suite and comprises of a walk in shower cubicle, WC and vanity unit with wash hand basin inset. The walls are part tiled with a window to the rear and a handy storage cupboard. There is a mirrored cabinet, chrome towel rail and vinyl flooring.

The property is approached by a long concrete driveway which runs alongside the bungalow via a five bar gate to a detached garage at the rear. The drive allows off road parking for at least four vehicles. The generous plot has a larger than average South facing rear garden laid to lawn.





Tenure

Freehold

Services

All mains services
Council Tax Band E
EPC Rating D

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

Energy performance certificate (EPC)	
10, The Dell Laleston CF31 1LH 0165660036	Issue date: 18 December 2025 Certificate number: 8126 6225 4825 4855 8885
Property type Semi-detached bungalow	Total floor area 73 square metres
Rules on letting this property	
Properties can be let if they have an energy rating from A to E.	
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/landlords-exemptions	
Energy rating and score	
This property's energy rating is D. It has the potential to be B.	
See how to improve this property's energy efficiency	
The graph shows this property's current and potential energy rating.	
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.	
For properties in England and Wales: the average energy rating is D the average energy score is 60	

Directions

From Bridgend Town Centre, travel along Park Street and Bryntirion Hill. Proceed through the traffic lights leaving Bridgend towards Laleston Village. Enter Laleston Village and turn right just before the general store/post office and follow this road as it bears left around the church. Turn left onto The Dell No:10 will be found at the bottom of the cul de sac on the left hand side as indicated by our For Sale Board.

Viewing strictly by appointment
through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

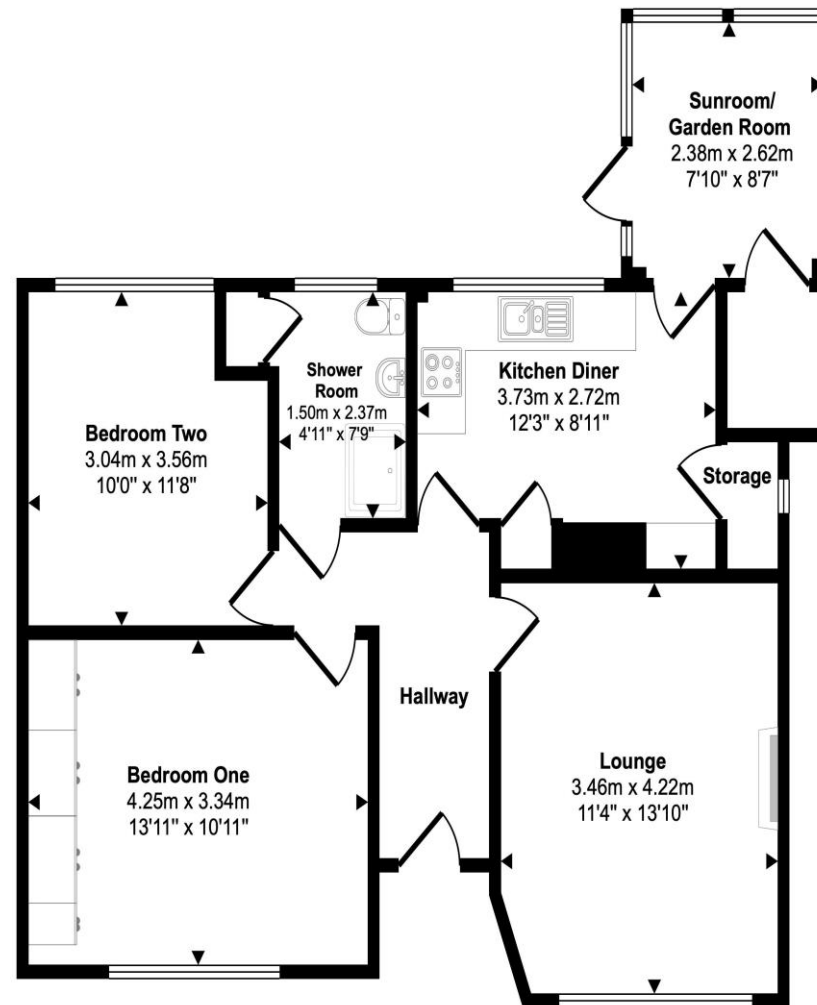
hrt Est. 1926

RICS

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



Approx Gross Internal Area
72 sq m / 775 sq ft



Floorplan

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.

