



143 New Road

Porthcawl, CF36 5DD

Price £350,000

HARRIS & BIRT





Harris and Birt are pleased to offer this charming bay fronted end terrace property located on New Road in the picturesque coastal town of Porthcawl. This stunning property has been sympathetically renovated to the very highest of standards by the current owners whilst retaining many of the period features such as fireplaces, picture rails, dado rails, etc. The accommodation comprises of two separate reception rooms, perfect for entertaining guests or simply relaxing with your loved ones, plus a spacious kitchen/diner, utility room and shower room/WC to the ground floor. There are three double bedrooms to the first floor with en suite to the master bedroom plus a separate family shower room/WC. The property is set back from the road via a front forecourt with low brick built boundary wall and pathway leading to storm porch. To the rear is a good size lawned rear garden with decked area, side access and off road parking.

Situated in a desirable location, this property offers easy access to local amenities, schools, and beautiful seaside views. Whether you enjoy a leisurely stroll along the promenade or a day at the beach, this house provides the ideal base for a quintessentially British lifestyle.

- End Terrace Property
- Two Reception Rooms
- Off Road Parking
- EPC - D
- Three Bedrooms
- Three Bathrooms
- Lawned and Decked Garden
- Council Tax - D

## Accommodation

### Ground Floor

#### Entrance Hall

The property is entered via front door with two opaque vision panels. Hallway with original tiled floor. Two chandelier style ceiling lights. Period features including picture rail and dado rail. Access to all ground floor rooms. Staircase to first floor with carpet and original balustrade, newel post and spindles.

#### Living Room 12'5 x 13'0 (3.78m x 3.96m)

Lovely light and airy sitting room with bay window to front. Coved ceiling. Picture rail. Fireplace with slate hearth. Stripped and varnished floorboards. Radiator. Chandelier style ceiling light.

#### Dining Room 10'2 x 13'3 (3.10m x 4.04m)

Spacious dining room with french doors opening to rear garden. Picture rail. Cast iron fireplace with slate hearth. Stripped and varnished floorboards. Radiator. Chandelier style ceiling light.

#### Kitchen/Dining Room 10'2 x 17'1 (3.10m x 5.21m)

Modern fitted kitchen in white with wall and base units and wooden breakfast bar and work top. Wood effect tiled floor. Original bread oven with integrated fireplace. Radiator. Two windows to side. Ten recessed spotlights. Integral oven hob and extractor hood. Single stainless steel sink and drainer unit with mixer tap. Freestanding Indesit fridge freezer. Ample space for breakfast stools. Tiled splashbacks. Light fitting over breakfast bar. Wall mounted Hive thermostat for the central heating.

#### Utility Area 5'7 x 6'4 (1.70m x 1.93m)

Double glazed door leading to rear garden. Tiled floor. Radiator. White base units to match the kitchen. Daewoo microwave. Logik washing machine. John Lewis dishwasher. Single stainless steel sink and drainer unit. Three recessed ceiling spotlights. Doorway leads through to;

#### Shower Room

Fully tiled floor. Wall mounted "Alpha" boiler. Low level flush WC in white with chrome fittings, Wall hung wash hand basin housed in vanity unit. Corner shower cubicle. Two recessed ceiling spotlights

### First Floor

#### Landing

Accessed from the staircase. Carpet. Two chandelier style ceiling lights. Access to all rooms

#### Main Bedroom 16'1 x 10'4 (4.90m x 3.15m)

Stripped and varnished floorboards. Radiator. Picture rail. Two windows to front. Pendant style ceiling light. Doorway leads through to;

#### En Suite

Fully tiled walls and floor. Suite in white with chrome fittings comprising low level flush WC, wall hung basin housed in vanity unit. Chrome towel radiator and larger than average walk in shower with glass enclosure.

#### Bedroom Two 10'2 x 12'3 (3.10m x 3.73m)

Stripped and varnished floorboards. Radiator. Picture rail. Window to rear. Pendant style ceiling light. Cast iron feature fireplace with hearth.

#### Bedroom Three 10'2 x 8'9 (3.10m x 2.67m)

Stripped and varnished floorboards. Radiator. Picture rail. Window to rear. Pendant style ceiling light.

#### Main Bathroom 6'2 x 7'11 (1.88m x 2.41m)

Fully tiled walls and floor. Suite in white with chrome fittings comprising low level flush WC, wall hung basin housed in vanity unit. chrome towel radiator and larger than average walk in shower with glass enclosure. Wall mounted bathroom cabinet with mirror doors. Six recessed ceiling spotlights.

### Outside

Front forecourt. To the rear is a generous lawned garden with side access and decking. Off road parking to the rear.

### Services

Mains electricity, gas, water and drainage









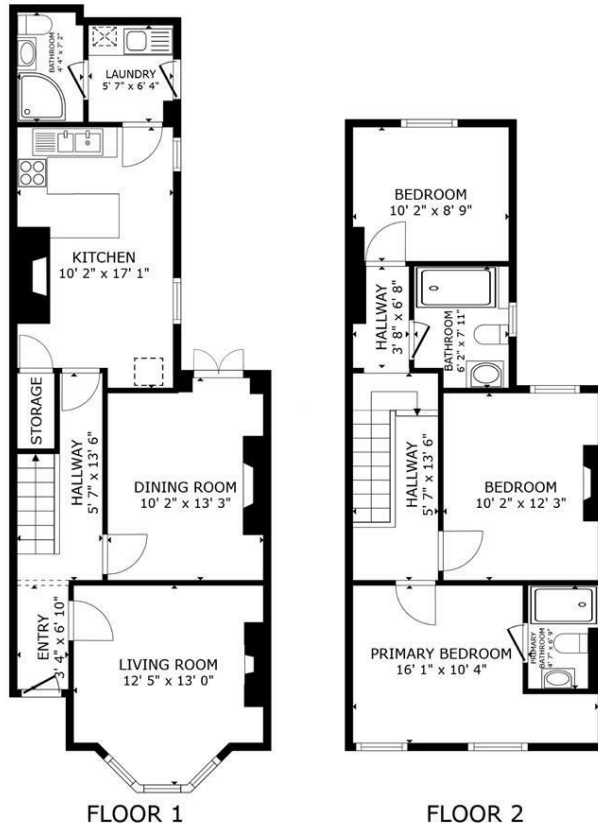












GROSS INTERNAL AREA  
 FLOOR 1 495 sq.ft. FLOOR 2 545 sq.ft.  
 EXCLUDED AREAS : DINING ROOM 130 sq.ft.  
 TOTAL : 1,040 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

