



**hrt**

herbert r thomas

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57 The Rest Rest Bay

,  
Porthcawl,  
Bridgend,  
CF36 3UP



## 57 The Rest Rest Bay

Asking price **£375,000**

Situated on the sought after Acorn development in Rest Bay is this well presented two bedroom, two bathroom and balcony first floor apartment within walking distance to Rest Bay Beach and close proximity to local school, shops and amenities.

Immaculately presented

Two bedrooms, two bathrooms

Sought after Acorn development

Picturesque views, Balcony

Walking distance to Rest Bay Beach

Impressive size dining/living area

All exterior doors and windows are Aluminium

Popular Porthcawl location

Underfloor heating in all areas, each with it's own Thermostat

Close proximity to local school, shops, amenities and Junction 37 on the M4









This stunning first floor apartment with lift access benefits from picturesque views across Rest Bay and local playing fields. Situated in Porthcawl in the highly sought-after Acorn development within close proximity to Junction 37 on the M4 and easy access to the local town, school and amenities.

The property is entered via an entrance hallway with doorways to the two bedrooms, kitchen/ diner/living area, family bathroom and double built-in storage cupboard and utility area. The utility area has plumbing for one appliance and space for condenser dryer as well as heat exchanger which extracts from the boiler.

The kitchen is entered via Karndean flooring and has been fitted with a matching range of base and eyelevel units with Stone worktop, stainless steel sink with mixer tap, induction hob with complimentary extractor fan overhead, integral fridge, freezer, dishwasher, built-in oven and microwave.

The dining/living area itself is also laid with Karndean flooring and is an impressive size room with large double glazed windows and French doors leading out to the balcony allowing natural light to pour in.

The balcony space is a generous size allowing plenty of furniture opportunity with a wraparound glass banister and featured spotlights to enjoy the picturesque views.

The master bedroom is an impressive sized double room laid to carpet with double glazed UPVC windows to front and benefits with built-in storage cupboard and doorway to ensuite. The ensuite is a three-piece suite comprising; WC, wash handbasin and double shower with sliding panelling door as well as additional shower wand feature. There is a chrome hand towel rail and shaving point.

The second bedroom is another good sized double room, laid to carpet with two double glazed windows to front.

The family bathroom consists of a three-piece suite; low-level WC, wash handbasin and a panel bath with a shower overhead. There are fully tiled walls in the wet areas, chrome hand towel rail, shaving point, tiled flooring and also benefits from underfloor heating.

Outside of the property is two allocated parking bays next to each other and a communal courtyard to be enjoyed which is a pet friendly environment.

There are 250 years on the lease. The management company is Warwick Estates. The ground rent is £250 per annum which is reviewed every 25 years. The service charges are circa £2057.88 per annum. This includes buildings insurance, repair of the building, common grounds, lifts and car parking area.

Viewings highly recommended.





## Directions

From junction 37 of the M4, travel along the dual carriageway following signposts for Porthcawl. Travel over the first round about at the second round about take the third exit, proceed along this road passing the Grove Golf Course on your right hand side. At the next roundabout take the third turning and proceed along this road into Fulmar Road. Proceed along this road with the sea view on your right hand side where you will take a right heading towards Rest Bay. Once you see the lifeguard hut to your left continue to follow the road before taking a right and an immediate left into the gated development.

## Tenure

Leasehold

## Services

Council Tax Band E

10/02/23, 11:00 AM Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)		
Apartment 07, The Reef Apul Road Porthcawl CF31 3JP	Energy rating <b>B</b>	Valid until: 23 September 2031 Certificate number: M09-2031-7000-0304-2202
Property type	Mid-floor flat	
Total floor area	76 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="https://www.gov.uk/guidance/landlords-rental-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a>		
<a href="https://www.gov.uk/guidance/landlords-rental-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/landlords-rental-property-minimum-energy-efficiency-standard-landlord-guidance</a>		
<b>Energy rating and score</b>		
This property's current energy rating is B. It has the potential to be B.		
See <a href="#">how to improve this property's energy efficiency</a>		
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		
Score	Energy rating	Current Potential
92+	A	92+
81-91	B	81-91
69-80	C	69-80
55-68	D	55-68
39-54	E	39-54
21-38	F	21-38
1-20	G	1-20

<https://find-energy-certificate.service.gov.uk/energy-certificate/M09-2031-7000-0304-2202/your-certificate>

Viewing strictly by appointment through Herbert R Thomas

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**hrt**  
herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,  
Mid Glamorgan, CF31 1LH  
**01656660036**  
[bridgend@hrt.uk.com](mailto:bridgend@hrt.uk.com)

**hrt** Est. 1926

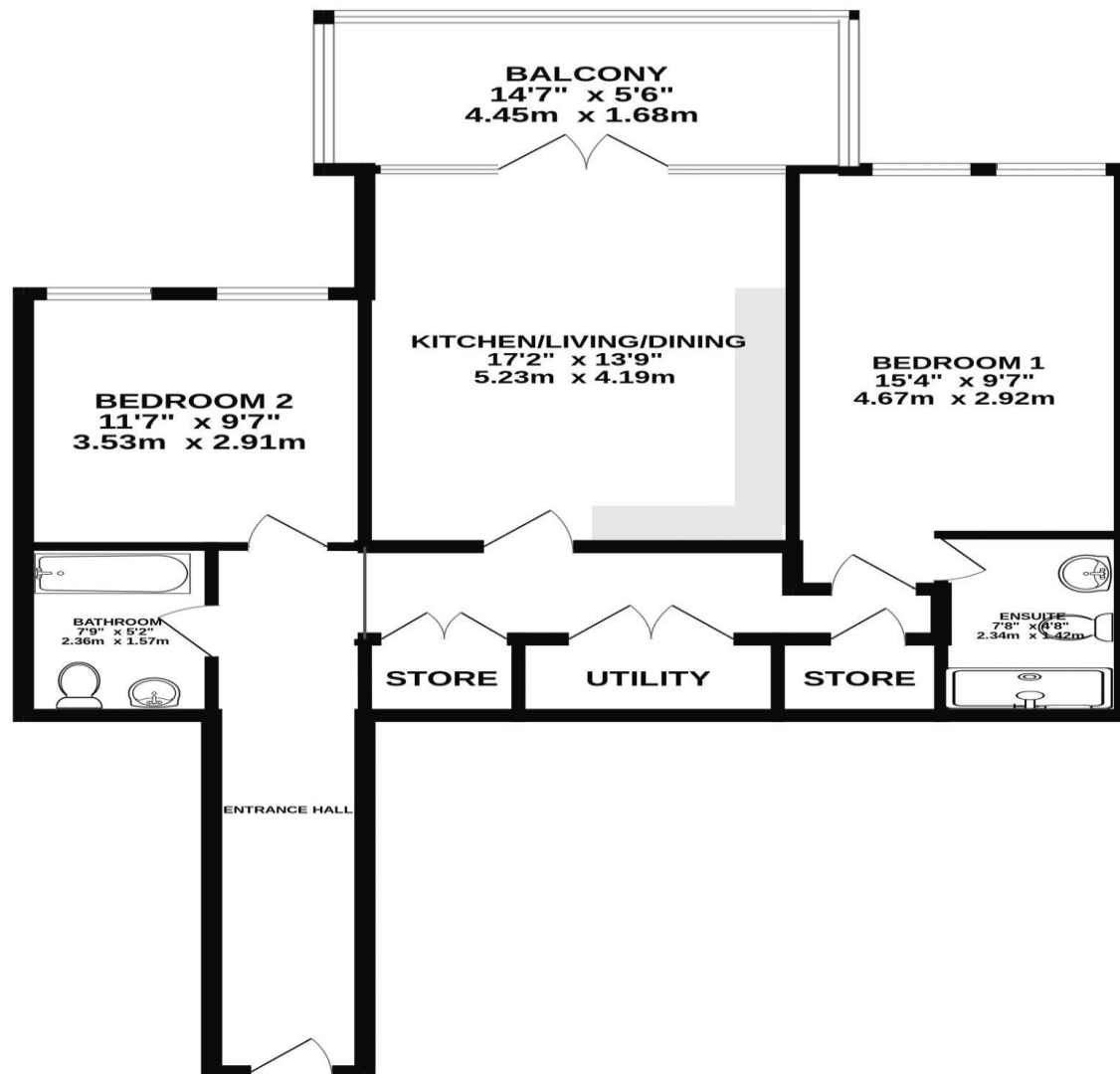
**RICS**

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.





GROUND FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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