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herbert r thomas

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15 The Rest Rest
Bay

, Porthcawl, Bridgend, CF36
3UP

15 The Rest Rest Bay

Asking price **£315,000**

Situated on the highly sought after Acorn development in Rest Bay, within walking distance to the beach and close commute to local amenities, is this immaculately presented one bedroom ground floor studio flat being sold with no chain.

Being sold with no chain

Immaculately presented

Open plan style living/kitchen area

Spectacular views across Rest Bay Beach

Sought after location

Allocated parking bay plus visitor parking

Private setting



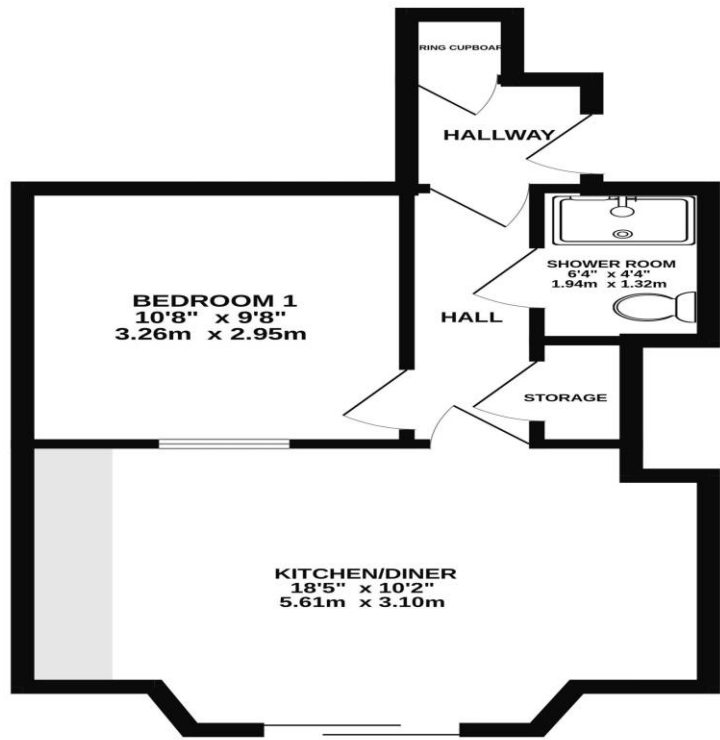


This immaculately presented one bedroom ground floor studio flat has been finished to the highest specification, situated in Rest Bay, within close commute to local shops and amenities. The property is entered via an entrance hall with door to a utility cupboard. The utility cupboard has plumbing for one appliance, houses the heating interface, consumer unit and chrome hand towel rail. The inner hallway has doors to the open plan kitchen/dining/living area, bedroom, shower room and useful storage cupboard. The bedroom is an impressive sized double room with built-in storage, large double glazed window with

electric rolling blinds and excellent views allowing plenty of natural light in and a window to open plan living area. The shower room has been fitted with a three-piece suite comprising of a modern vanity unit WC, wash hand basin with stone top surfaces and walk in shower with sliding panel door. There are fully tiled walls to wet areas, chrome effect towel rail and charging ports. The storage cupboard houses the Vent-Axia unit providing fresh air throughout the living/kitchen, bedroom and shower room. The open plan kitchen/dining/living area is an impressive sized space with tall ceilings, spectacular views across

Rest Bay Beach and large aluminium double glazed sliding doors with windows above giving access to a patio section. The patio has a seating opportunity in a relaxing setting. The kitchen has been fitted with matching range of base and eye level Leicht units with stone worktops. There is a four ring induction hob with complimentary built-in extractor fan above, built in cooker, integral fridge/freezer, Bosch full size dishwasher, ceramic stainless steel sink with swan mixer tap and mirrored splashback tiles. The property also benefits from underfloor heating, it is south west facing with a sheltered private patio, communal courtyard and one allocated parking bay with visitor parking on site. There are 250 years on the lease from 25th of March 2019 (246 years remaining). The management company is Warwick Estates. The ground rent is £190 per annum which is reviewed every 25 years. The service charges are circa £1022 per annum. This includes buildings insurance, repair of the building, common grounds, lifts and car parking area. Viewings are highly recommended.

GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 395 sq.ft. (36.7 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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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
250 years from March 2019 (246)
246

Services

All mains, water on meter.
Council Tax Band D
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

Energy performance certificate (EPC)																										
15 The Reef Rest Bay Porthcawl, CF31 1LH	Energy rating C	Valid until: 12 February 2030 Certificate number: 8079-7132-8936-0837-0286																								
Property type	Ground-floor flat																									
Total floor area	40 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/domestic-private-rental-property-minimum-energy-efficiency-standards).																										
Energy rating and score																										
This property's current energy rating is C. It has the potential to be C.		The graph shows this property's current and potential energy rating.																								
See how to improve this property's energy efficiency		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.																								
<table border="1"> <thead> <tr> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td></td> </tr> <tr> <td>B</td> <td></td> <td></td> </tr> <tr> <td>C</td> <td></td> <td></td> </tr> <tr> <td>D</td> <td></td> <td></td> </tr> <tr> <td>E</td> <td></td> <td></td> </tr> <tr> <td>F</td> <td></td> <td></td> </tr> <tr> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Energy rating	Current	Potential	A			B			C			D			E			F			G			For properties in England and Wales: the average energy rating is D the average energy score is 50
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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.

