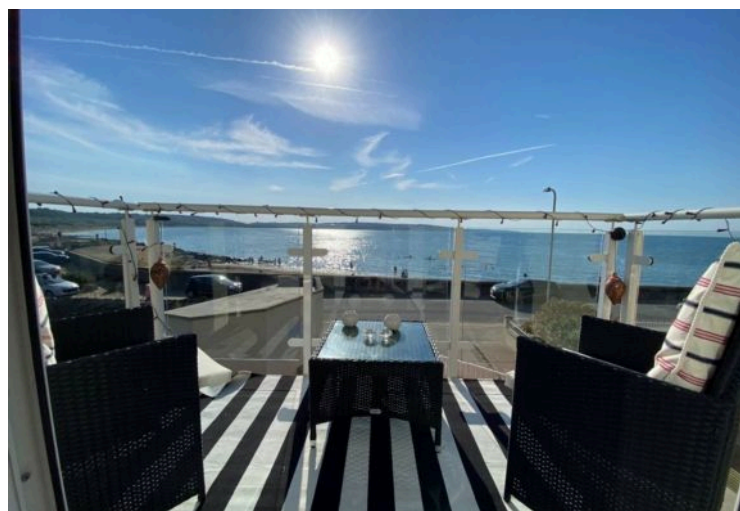




66g Beach Road, Porthcawl

£350,000 Leasehold

First Floor Two Bedroom Apartment With Lift • Immaculately Presented Throughout • Open Plan Lounge / Kitchen With Balcony • Upgraded Bathroom Suite & Ensuite • Stunning Sea Views & Communal Gardens • Allocated Parking Plus Visitor Parking • No Ongoing Chain • No Pets Allowed

DanielMatthew
ESTATE AGENTS



Immaculate first floor apartment in Beach Road, Porthcawl. Stunning sea views from balcony, lift, communal gardens, gated with allocated parking. Entrance hall, open plan lounge/kitchen, master bedroom with upgraded ensuite, double bedroom, upgraded family bathroom. Close to Newton Beach. Viewings recommended. Call 01656 750764.

Council Tax band: F

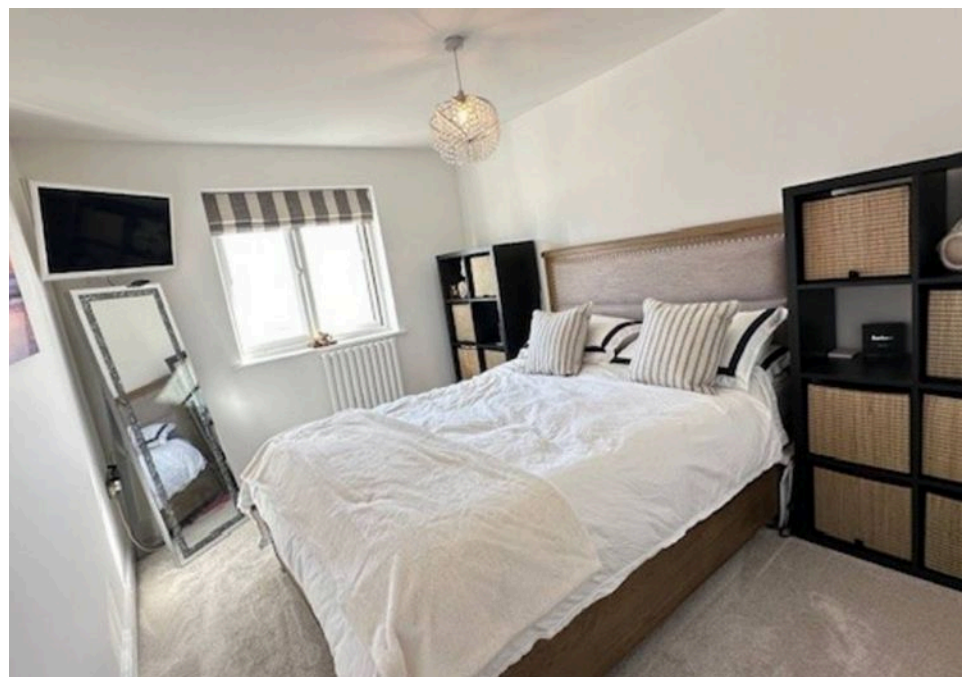
Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



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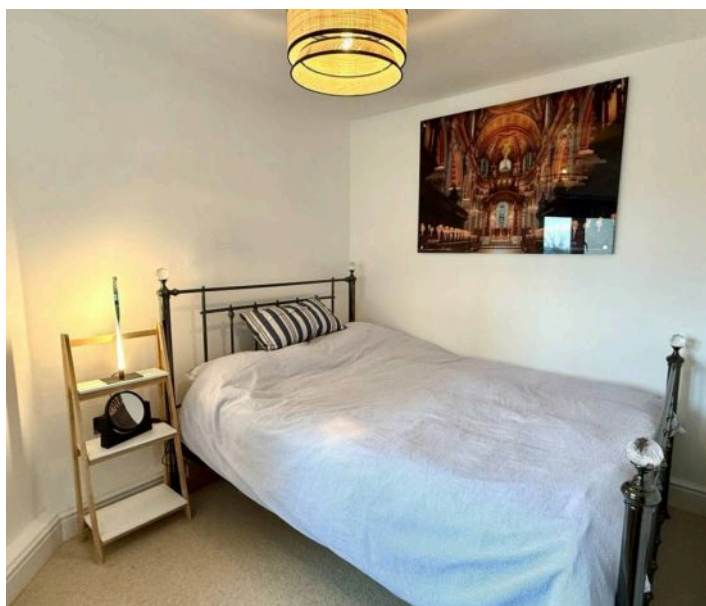
Entrance Hallway

Enter via door into the hallway. UPVC double glazed window over looking the car park area. Doors off to all rooms. Flat skimmed ceiling and fitted carpets. Double doors to storage cupboard. Radiator. Intercom.

Lounge / Kitchen

23' 10" x 10' 1" (7.26m x 3.08m)

This spacious open plan kitchen / living area has UPVC double glazed windows and door with blinds opening out onto the balcony giving stunning sea views with an area to sit and relax. The lounge area is nicely decorated with newly fitted carpets plus a radiator. Following through to the kitchen which comprises of a modern fully fitted kitchen which includes a range of wall and base units with coordinating work surfaces and tiling to splash back areas. One and a half bowl stainless steel sink with mixer tap. Integrated electric oven with gas hob and canopy extractor over. Integrated fridge, freezer, washer/dryer and dishwasher. Mains connected smoke detector. UPVC double glazed window.



Bedroom One

11' 6" x 9' 1" (3.50m x 2.77m)

Situated to the front of the apartment with a UPVC double glazed window looking out onto the beach with radiator under. Nicely decorated with fitted brand new high quality deep pile carpets. Door leading to ensuite.

En-suite

7' 1" x 5' 5" (2.17m x 1.66m)

Recently upgraded to a high specification. Fully tiled walls Three piece suite in white which includes a WC.

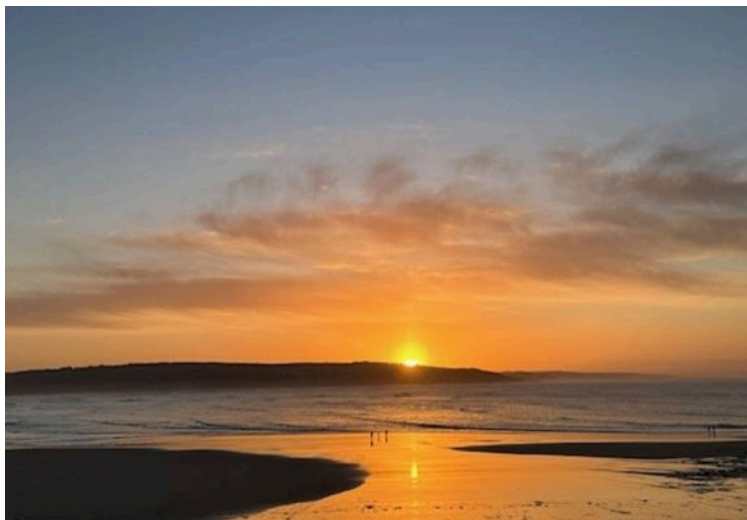


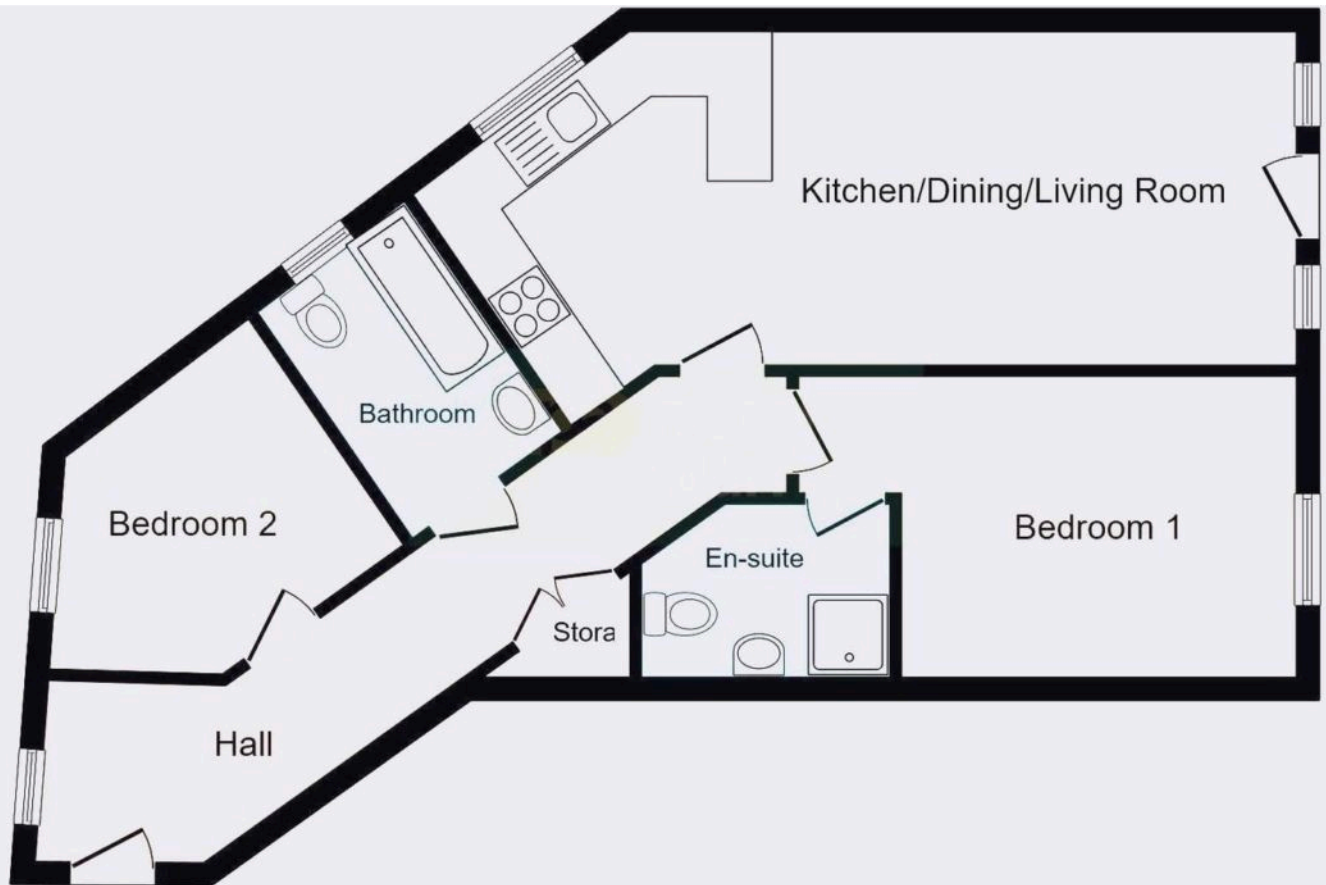
BALCONY

4' 11" x 10' 2" (1.5m x 3.1m)

Balcony with exceptional beach and sea views. Space for table and chairs. Communal garden. (These measurements are approximate)







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

