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22 The Rest Bay

Porthcawl,
Bridgend,
CF36 3UP

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Asking price **£285,000**

Situated on the highly sought after Acorn development in Rest Bay within walking distance to the beach and close proximity to local amenities is this immaculately presented one bedroom flat.

Well presented

Well-proportioned one bedroom property

Open plan kitchen/dining living area

Spectacular views of Rest Bay Beach

Popular Acorn Development

Sought-after Porthcawl location

Walking distance to Royal Porthcawl Golf Club

Close proximity to Porthcawl Town Centre

Viewings highly recommended





Situated on the highly sought after Acorn development in Rest Bay within walking distance to the beach and close proximity to local amenities is this immaculately presented one bedroom top floor flat.

The property is entered into an entrance hallway with doorways to the bedroom, bathroom and kitchen/living area. The kitchen has been fitted with a matching range of base and eye level units which include integral fridge freezer, dishwasher, microwave, oven and induction hob. With matching breakfast bar/island.

An impressive size lounge/living area with a social aspect from the kitchen with a double glazed window to front with spectacular views across rest bay beach and the town centre. From the kitchen there is a door to a useful utility cupboard with space for appliances.

The property also benefits from underfloor heating.

The bedroom is a good size double room that benefits from built-in wardrobes with slide mirrored doors, double glazed window to rear with a view past the courtyard of the 17th and 18th hole of the Royal Porthcawl Golf Club.

The bathroom is well presented and has been fitted with a three-piece suite comprising; a panel bath with showerhead, WC and vanity sink with large mirror. There are fully tiled walls in the wet areas.

The property also benefits from one parking bay.

Pets are allowed on the development and there is a communal courtyard with benches to be enjoyed.

Viewings are highly recommended.

There are 245 years left on the lease. The management company is Warwick Estates. The ground rent is £60 per quarter which is reviewed every 25 years. The service charge is £105 per annum. This includes buildings insurance, repair of building, common grounds, lifts and car parking area.





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

All mains
Council Tax Band D

Viewing strictly by appointment through Herbert R Thomas

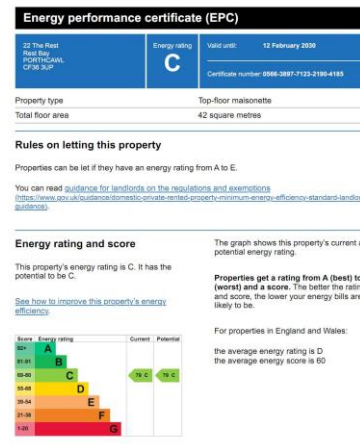
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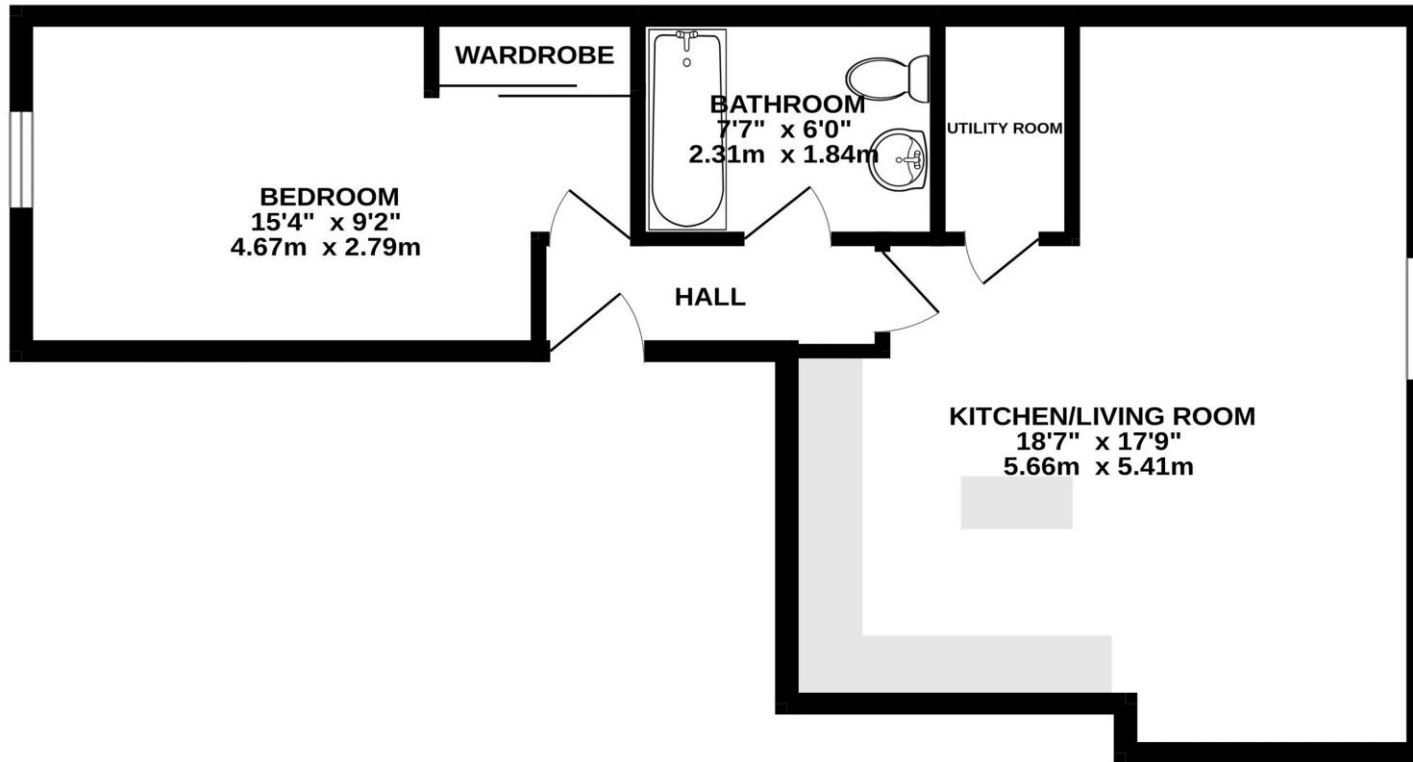


<https://www.energy.gov.uk/energy-performance-certificates/0566-3887-7120-2190-4183>

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.



TOP FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 479 sq.ft. (44.5 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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