



40 The Green Avenue
Porthcawl, CF36 3AX





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£750,000 Freehold

5/6 Bedrooms : 4 Bathrooms : 3 Reception Rooms

Watts and Morgan are pleased to present to the market a rare opportunity to acquire an unfinished substantial property situated on a corner plot in a sought-after street of Porthcawl. Within walking distance to Porthcawl Comprehensive School, the Town Centre and several beaches. The property has been significantly extended and renovated by the homeowners and offers prospective purchases the opportunity to complete the property with their own choice of fixtures and fittings. Sold as seen and offering no on-going chain. EPC Rating 'D.'

- Porthcawl Town Centre 0.4 miles
 - Cardiff City Centre 30.0 miles
 - M4 (J37) 3.0 miles
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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed uPVC door into the impressive open hall way with a timber staircase and an open galleried landing. Further offering a ground floor w/c and underfloor heating. The dining room/lounge is a spacious reception room offering two bay windows to the side elevation, original parquet flooring, plumbing for radiators and uPVC French doors provide access to the rear garden.

The study enjoys a bay window to the side elevation, a uPVC window to the front elevation and plumbing for a radiator.

The sitting room is located to the front of the property and is a generous sized reception room offering underfloor heating and uPVC windows.

The open-plan kitchen/breakfast room offers full electric and plumbing supply for a fitted kitchen and an island, system boiler, built up recess with TV points (unfinished), underfloor heating and a door leading into the utility room.

A large archway opens into the garden room enjoying a vaulted ceiling, access for bi-folding doors to the rear garden, Velux windows, underfloor heating, a feature port hole window and built up chimney recess with TV points.

FRIST FLOOR

The light and airy galleried landing to second floor offers a sizeable cupboard housing the water filled tank and four frosted uPVC windows to the front elevation.

Bedroom two is a fantastic sized double bedroom offering two port hole windows to the rear elevation and plumbing and power point fittings. The en-suite shower room offers plumbing for a 3-piece suite.

Bedroom three is a sizeable double bedroom offering a uPVC window to the front elevation with plumbing and power point fittings. The en-suite shower room offers plumbing for a 3-piece suite.

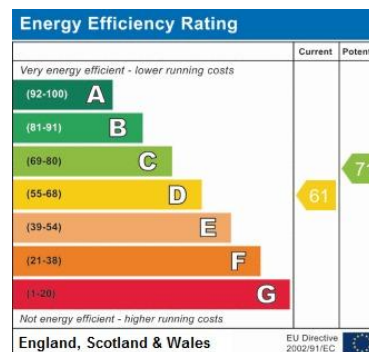
Bedroom four is a good sized double bedroom offering a bay window to the side elevation and uPVC double doors provide access to the balcony overlooking the rear garden.

Bedroom five is another double bedroom offering a bay window to the side elevation and a uPVC window to the front elevation.

The dressing room/bedroom six offers space for a double bed and a bay window to the side elevation.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



SECOND FLOOR

The second floor galleried landing offers 4 frosted uPVC windows to the front elevation, a cupboard for storage and an open landing ideal for furniture.

The master bedroom superb sized double bedroom offering uPVC French doors to a Juliet style balcony and a doorway leads into the eaves space offering scope for a sizeable dressing area. The en-suite bathroom offers plumbing for a 4-piece suite and an obscured uPVC window to the side elevation.

GARDENS AND GROUND

No.40 is accessed off Victoria Avenue onto a sizeable corner plot enjoying a private driveway. The front garden wraps around to the side of the property and offers lawned areas and a courtesy gate provides access to the rear.

To the rear of the property lies a partly lawned south facing garden with a patio area and a garage offering power supply. The garden is enclosed by a brick built wall.

SERVICES AND TENURE

All mains services connected. Freehold.

NOTES

Please note that there are no kitchen or bathroom facilities and therefore lending is limited. We advise all prospective buyers to make their own enquiries.

The planning permission and building regulations approval can be found on BCBC website using the reference: P/10/7131FUL. The list of works and contractors to date can be provided upon request.





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