



57 Hookland Road  
Porthcawl, CF36 5SG









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**£365,000** Freehold

### 4 Bedrooms : 3 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to present to the market this spacious four bedroom detached dormer bungalow situated in the sought-after village of Newton. Within walking distance to several beaches, reputable schools and Porthcawl Town Centre. Accommodation comprises; entrance hall, kitchen, utility room, dining room, lounge, a comfortable single bedroom and a sizeable double bedroom with bathroom and WC. First floor landing, double bedroom enjoying a freestanding bath and 2-piece WC, a further good sized double bedroom and a family shower room. Externally enjoying a low maintenance front garden with a rear endosed garden offering sandstone patio areas and two storage sheds. EPC Rating "D."

- Porthcawl Town Centre 1.2 miles
- Cardiff City Centre 29.6 miles
- M4 (J37) 3.0 miles

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## Summary of Accommodation

### GROUND FLOOR

Entrance via an original timber front door with obscured glazed panelling to the side into the welcoming entrance hallway offering laminate flooring and a carpeted staircase to the first floor landing.

The lounge is a spacious reception room benefiting from a central feature reproduction gas fireplace with hearth and surround, laminate flooring and uPVC French doors which lead out to the rear enclosed garden.

The dining room is a light and airy reception room offering laminate flooring, uPVC French doors providing access to the front garden and ample space for freestanding dining room furniture.

The kitchen has been fitted with a range of shaker style wall and base units with granite work surfaces. Appliances to remain include a freestanding range cooker with single electric oven and grill with 5-ring gas hob and extractor fan over, a freestanding dishwasher (both to remain) and an integrated 24 bottle wine cooler. Space and plumbing has been provided for white goods and for a freestanding fridge freezer. Further features include laminate flooring, a one and a half stainless steel sink unit, a uPVC window to the side elevation and two skylights.

The utility room offers continuation of laminate flooring, space and plumbing for white goods, uPVC window to the rear elevation and an obscured uPVC door to the side elevation.

Bedroom three is a superb sized double bedroom offering laminate flooring, fitted wardrobes with fitted dressing units, a wall mounted TV (to remain), a uPVC window to the rear elevation and an obscured uPVC door leading to the rear garden.

The bathroom has been fitted with a 2-piece suite comprising; panelled bath with shower over and wash-hand basin. Further features include partly tiled walls, tiled flooring and an obscured uPVC window to the side elevation and a separate 2-piece WC is located to the side.

Please note this side of the property can be locked off from the rest of the property to provide a private suite entered from the garden.

Bedroom four is a comfortable single bedroom offering laminate flooring, a uPVC window to the front elevation and fitted wardrobe space.

### FIRST FLOOR

The first floor landing offers carpeted flooring, a uPVC window to the front elevation and a loft hatch giving access to loft space.

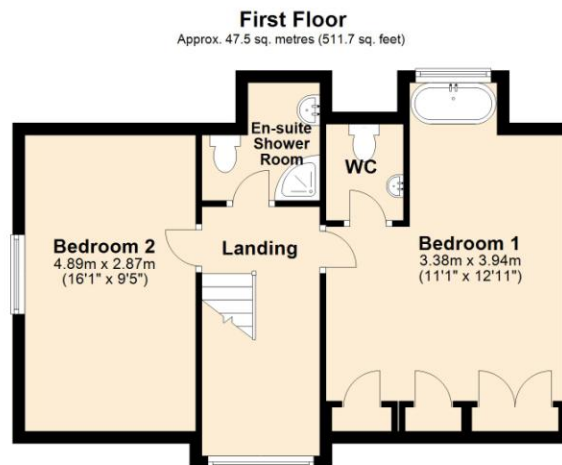
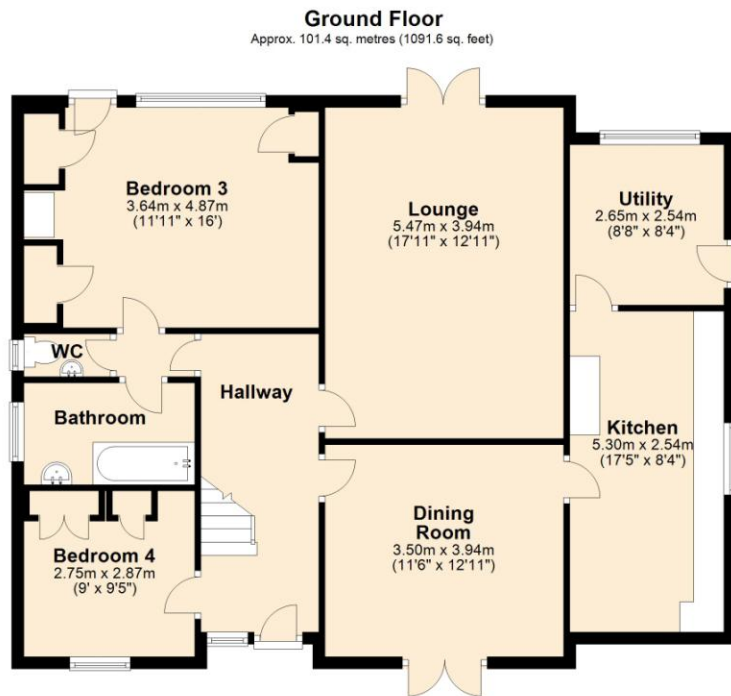
Bedroom one is a fantastic sized double bedroom offering carpeted flooring, fitted wardrobes, a loft hatch giving access to loft space, a uPVC window to the rear elevation and a freestanding oval bath with hand-held shower over. Leads into a 2-piece WC.

Bedroom two is a further good sized double bedroom offering carpeted flooring, a uPVC window to the rear elevation and space for storage.

The family shower room has been fitted with a 3-piece suite comprising; corner shower cubicle, wash hand basin and WC. Further features include vinyl flooring, partly tiled walls and a loft hatch giving access to loft space.



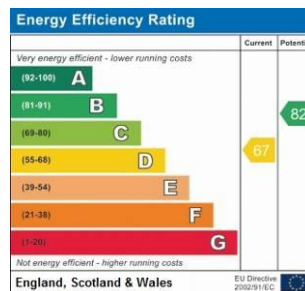




Total area: approx. 149.0 sq. metres (1603.3 sq. feet)

Plan produced by Watts & Morgan LLP  
Plan produced using PlanUp.

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.



## GARDENS AND GROUNDS

No.57 is accessed off the road onto a private driveway accessed via vehicular access gates and provides off-road parking for one vehicle. To the front of the property is a walled low maintenance front garden and has been planted with a variety of mature shrubs. Two pathways leads down to the side of the property with iron gates providing access to the rear enclosed garden. The garden has been laid to sandstone patio with mature shrubs and shrubbery. The garden further offers two brick-built storage sheds which provide ample space for storage.

## SERVICES AND TENURE

All mains services connected. Freehold.





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