



Westbourne, 2 Clevis Crescent
Porthcawl, CF36 5NY





Westbourne, 2 Clevis Crescent Porthcawl, CF36 5NY

£550,000 Freehold

6 Bedrooms : 1 Bathroom : 2 Reception Rooms

Watts and Morgan are delighted to present to the market this substantial six-bedroom semi-detached residence located in the popular Newton Area of Porthcawl being close to the historic church, village green, local public houses, good local shopping amenities. Also being within a short walk of Newton Beach and Dunes making this a most enviable property to purchase. The property is located in a small cul-de-sac facing in a westerly direction and with views to farmland beyond.

The sizable family accommodation is laid out over three floors comprising; entrance hallway, lounge, separate dining room & kitchen. First floor landing, four bedrooms, a bathroom and a separate WC with large front enclosed balcony with superb west facing views. The second floor has two further large attic bedrooms. There are mature gardens to both the front and rear of the property with a large brick paved driveway leading to the single garage offering substantial off-road parking. The property must be viewed to fully appreciate its spacious and light and airy family home. Offering no on-going chain. EPC rating 'E.'

- Porthcawl Town Centre 2.0 miles
- Cardiff City Centre 29.8 miles
- M4 (J37) 3.0 miles

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed uPVC door into the entrance hall offering carpeted flooring and a carpeted staircase to the first floor landing with an understairs storage cupboard.

The kitchen has been fitted with a range of wall and base units with vinyl work surfaces. Appliances to remain include freestanding oven and grill with 4-ring electric hob and extractor fan over. Space and plumbing has been provided for white goods (to remain). Further features include vinyl flooring, a one and a half stainless steel sink unit, a uPVC window to the rear elevation, an obscured uPVC window and a courtesy door providing access to the side elevation.

The dining room is a generous sized reception room offering carpeted flooring, ample space for freestanding furniture and timber framed doors provides access into the greenhouse.

The lounge is a fantastic sized reception room offering carpeted flooring, an electric fire (can be used as an open fire), ample space for freestanding furniture and two timber framed double doors provide access to the veranda and front garden.

FIRST FLOOR

The first floor landing offers carpeted flooring, a double rise carpeted staircase to the second floor landing, a uPVC window to the side elevation and steps lead up to a WC.

Bedroom one is a spacious double bedroom offering carpeted flooring, a uPVC window to the rear elevation, wash-hand basin and space for freestanding furniture.

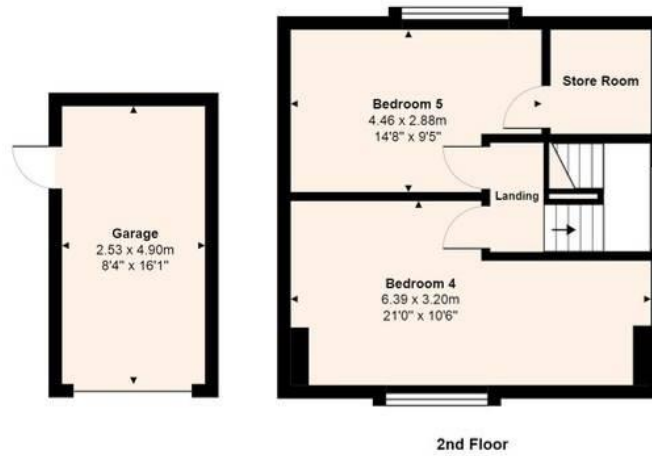
Bedroom two is a sizeable double bedroom offering carpeted flooring and timber framed double doors lead onto a covered balcony offering panoramic views over Porthcawl.

Bedroom three is a further double bedroom offering carpeted flooring, a wash-hand basin and double timber framed doors lead onto a covered balcony which offers space for relaxing.

Bedroom four is a comfortable single bedroom offering carpeted flooring, a uPVC window to the rear elevation, a wash-hand basin and a cupboard housing the hot water cylinder.

The bathroom has been fitted with a 2-piece suite comprising; panelled bath with thermostatic shower over and wash-hand basin. Further features include carpeted flooring and an obscured uPVC window to the rear elevation.





2 Clevis Crescent
 Total Area: 180.1 m² ... 1939 ft² (Excluding Garage)
 All measurements are approximate and for display purposes only

SECOND FLOOR

The second floor landing offers carpeted flooring, a uPVC window to the side elevation and doors lead off.

Bedroom five is superb sized double bedroom offering carpeted flooring, a uPVC window to the front elevation and eaves storage.

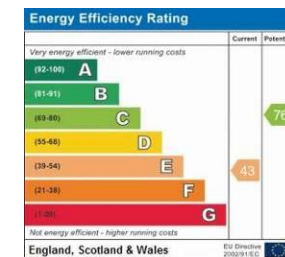
Bedroom six is a further double bedroom offering carpeted flooring, a uPVC window to the rear elevation and eaves storage.

GARDENS AND GROUNDS

No.2 is accessed via a cul-de-sac, occupying a prominent position onto a block paviour private driveway leading into a single garage with electric up and over door. To the front of the property lies a sizeable lawned garden enclosed by planted borders. The rear garden is predominantly laid to lawn and offers an array of plants and mature shrubs, a pond and a patio area ideal for garden furniture. A courtesy door provides access into the garage and a wooden gate leads to the driveway.

SERVICES AND TENURE

All mains services connected. Freehold.



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.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

