



5A Church Place  
Porthcawl, CF36 3AG





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**£179,950** Freehold

### 3 Bedrooms : 1 Bathrooms : 2 Reception Rooms

We are pleased to present to the market this spacious three double bedroom freehold maisonette situated in a convenient location in Porthcawl. In need of some renovation this property is being sold with no chain. Situated within a few minutes walk of Porthcawl Town Centre, the seafront and close to all local amenities, shops and transport links. Accommodation comprises: entrance hallway. First floor kitchen, bathroom, double bedroom and lounge. Second floor two double bedrooms. Externally enjoying on-road parking to the front, one allocated parking space to the rear. EPC Rating "D"

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#### Directions

- Bridgend Town Centre 7.2 miles
  - Cardiff City Centre 23.1 miles
  - M4 (J37) 4.4 miles
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**Your local office: Bridgend**

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## Summary of Accommodation

### GROUND FLOOR

Access onto the ground floor is via a uPVC front door leading to the entrance porchway with mosaic tiled flooring. A courtyard door provides access into the hallway with solid wood flooring and a solid wood staircase rises up to the first floor.

### FIRST FLOOR

The first-floor landing offers a staircase leading to the second floor. The first floor leads into the kitchen which has been fitted with a range of wall and base units and complementary work surfaces. Integral appliances to remain to include freestanding oven, grill and 4-ring gas hob and stainless sink. Space has been provided for freestanding appliances. Further features include exposed wood flooring, internal pantry cupboard and window to the side elevation. The kitchen also houses the gas boiler. The bathroom has been fitted with a 3-piece suite comprising of a panelled bath with freehand overhead shower, WC, and pedestal wash-hand basin. Further features include wood flooring, partially tiled walls, and window to the side elevation. Also providing access to the loft hatch. The main living room is a spacious reception room with three windows to the front elevation, exposed wood flooring and a central feature fireplace. This spacious light room has ample space for freestanding furniture. Bedroom one spacious double room which could be used as a dining room or further reception room with wood flooring and window to the rear elevation.

### SECOND FLOOR

The second floor leads into Bedroom two which is a further spacious double bedroom with wood flooring and a skylight window to the rear. Bedroom three is a further generous sized double bedroom with wood flooring, window to the front elevation and feature exposed brick chimney.

### GARDENS AND GROUNDS

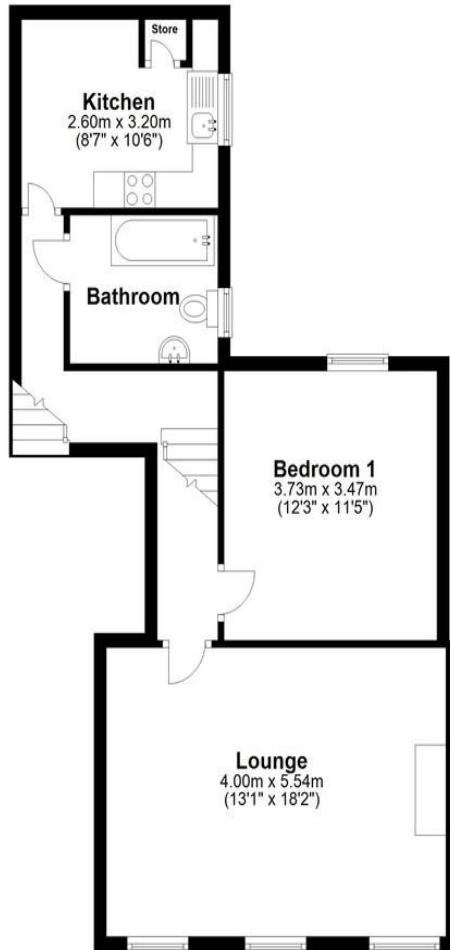
No. 5A is accessed off Church Place with on-road parking provided to the front of the property. To the rear of the property is one allocated parking space.

### SERVICES AND TENURE

All mains services connected. Freehold

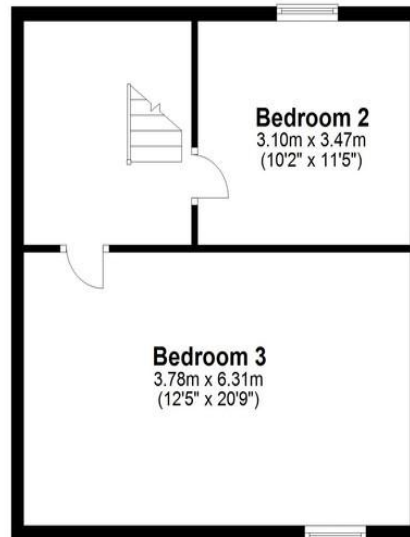
### First Floor

Approx. 57.4 sq. metres (617.7 sq. feet)



### Second Floor

Approx. 44.1 sq. metres (474.4 sq. feet)



Total area: approx. 101.5 sq. metres (1092.1 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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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