



37 Esplanade House, Esplanade
Porthcawl, CF36 3YE



37 Esplanade House, Esplanade

Porthcawl CF36 3YE

£460,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Watts & Morgan are delighted to present to the market this impressive spacious duplex apartment with panoramic sea views located in the highly desirable seaside town of Porthcawl. Within walking distance of Porthcawl town centre, several beaches and many reputable schools. Being sold with no ongoing chain. This well presented apartment comprises: entrance hall, open plan kitchen/dining/living space, WC. First floor landing, two double bedrooms both with en-suite bathrooms and sea views. Externally enjoying two private balconies with superb sea views with space for outdoor furniture and benefiting from a gated allocated parking space for one vehicle. EPC Rating "D"

Directions

- Bridgend Town Centre 7.8 miles
- Cardiff City Centre 25.2 miles
- M4 (J37) 4.8 miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk



Summary of Accommodation

GROUND FLOOR

Entrance via a composite door leading into the welcoming hallway offering hardwood flooring and two large built-in storage cupboards.

The downstairs WC has been fitted with a 2-piece suite comprising of a low level WC and wall mounted wash-hand basin. Further features include window to the front elevation. The open plan kitchen/dining/living room is a light and airy versatile room. The kitchen has been fitted with a range of high gloss wall and base units with coordinating work surfaces. Integral appliances to remain to include oven, grill, 4-ring electric hob and extractor fan, fridge freezer, dishwasher and washing machine. Further features include partially tiled walls, tiled splashback and hardwood flooring throughout. This open plan living space offers plenty of space for free standing furniture and benefits from wall-to-wall, floor-to-ceiling windows with a sliding door leading out onto a spacious balcony with beautiful panoramic sea views.

FIRST FLOOR

The first floor landing offers continuation of the hardwood flooring, built-in airing cupboard housing the hot water tank. A separate door provides access into the property and comes out onto the fifth floor. Bedroom one is a good size double bedroom offering carpeted flooring, built-in wardrobe, floor to ceiling framed window with sea views and floor to ceiling sliding door leading out onto a private decked second balcony again with views. The en-suite bathroom has been fitted with a double walk-in shower cubicle, panelled bath, pedestal wash-hand basin and low level WC. Further features include tiled walls and flooring. Bedroom two is a further double bedroom offering carpeted flooring and floor to ceiling window with sea views and overlooking the second balcony. The en-suite shower room has been fitted with a 3-piece suite comprising a double walk-in shower cubicle with sliding door, pedestal wash-hand basin and low level WC. Further features include tiled walls and flooring.

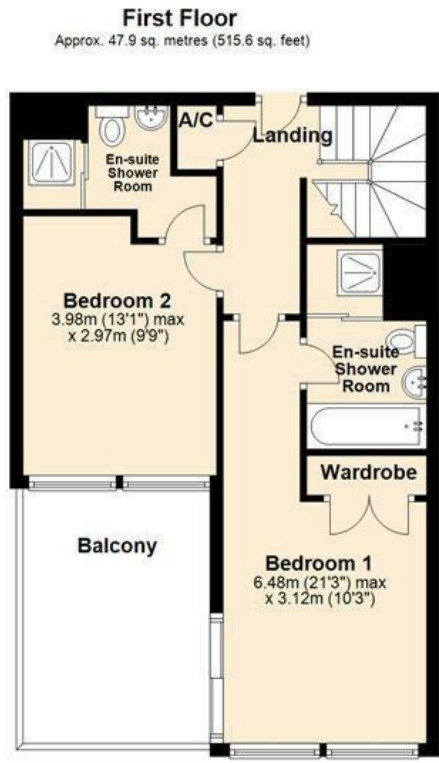
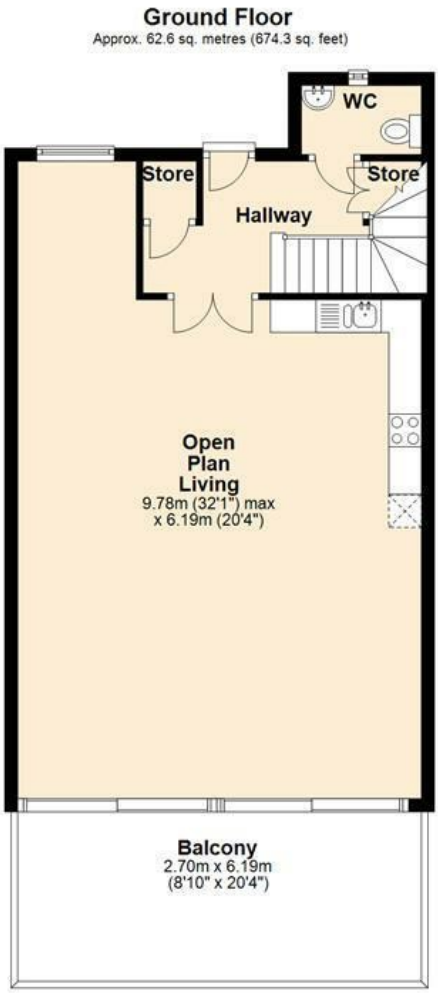
GARDENS AND GROUNDS

No.37 benefits from two private balconies with breath-taking sea views across Porthcawl sea front providing space for outdoor furniture. Further features include a gated allocated parking space, communal bin store and communal patio on the first floor.

SERVICES AND TENURE

Leasehold apartment with share of freehold. 982 Years Remaining on the lease. We have been informed by the vendors that the service charge is currently £3676 annually and there is no ground rent payable. This covers the upkeep and maintenance of communal areas, building insurance, lift service and water rates.





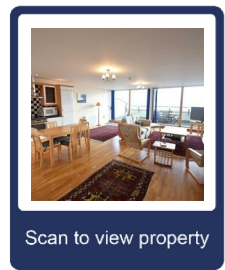
Total area: approx. 110.5 sq. metres (1189.9 sq. feet)

All measurements are approximate and for display purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating

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



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.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on
[f](#) [@](#) [t](#)

**Watts
& Morgan**