



53, Rest Bay Close
Porthcawl, CF36 3UN

Watts
& Morgan

53 Rest Bay Close

Porthcawl CF36 3UN

£275,000 Leasehold - Share of Freehold

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Offering to the market this spacious 2 double bedroom first floor apartment situated in a desirable location within a few minute's walk of Porthcawl Seafront and Rest Bay Beach. Just a short drive from Bridgend Town Centre, close to all local amenities and Junction 37 of the M4. This deceptively spacious apartment comprises; Communal hall, entrance hall with built in storage, open-plan lounge/dining room, kitchen/breakfast room, double bedroom with en-suite bathroom, further double bedroom and a shower room. Externally enjoying allocated off-road parking for 1 vehicle and single garage. EPC Rating; 'C'.

Directions

* Bridgend town centre - 6.5 Miles * Cardiff City centre- 27.1 Miles * J37 of the M4 Motorway - 3.5 Miles

Your local office: **Bridgend**

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Summary of Accommodation

Accommodation

Access via a composite door into the communal hallway with staircase up to the first floor landing. Flat 3 is accessed off the first floor. Intercom access into the communal hallway.

The main entrance hallway is a spacious welcoming hallway with laminate flooring and two sets of large built-in storage cupboards.

The main living room is a light and spacious reception room with carpeted flooring and large windows to the front with views over locks common and distant sea views.

The kitchen/breakfast room has been fitted with a range of wall and base units and complementary formica work surfaces over with vinyl flooring, windows to the side and space for freestanding breakfast table. Appliances to remain include; integral double oven, grill, 4-ring gas hob, extractor fan, fridge, built in shelved pantry. Space and plumbing is provided for washing machine and dishwasher. The kitchen houses the wall mounted gas central heating boiler.

Bedroom One is a spacious double bedroom with carpeted flooring, built-in wardrobes and windows to the rear. Leading into an en-suite bathroom fitted with a 3-piece suite comprising of a panelled bath with shower attachment, WC and wash hand basin. Features vinyl flooring, partially tiled walls and a window to the side.

Bedroom Two is a further good size double bedroom with built-in wardrobes, carpeted flooring and windows to the rear.

The shower room is fitted with a 3-piece suite comprising of a walk-in shower cubicle, WC and wash hand basin within unit. Also featuring vinyl flooring, partially tiled walls and a window to the side.

Gardens and Grounds

Accessed off Rest Bay Close with a shared driveway to the front of the property. There is 1 allocated off-road parking space and a single garage.

Services and Tenure

Leasehold with share of the property.

999 Year lease from 1991

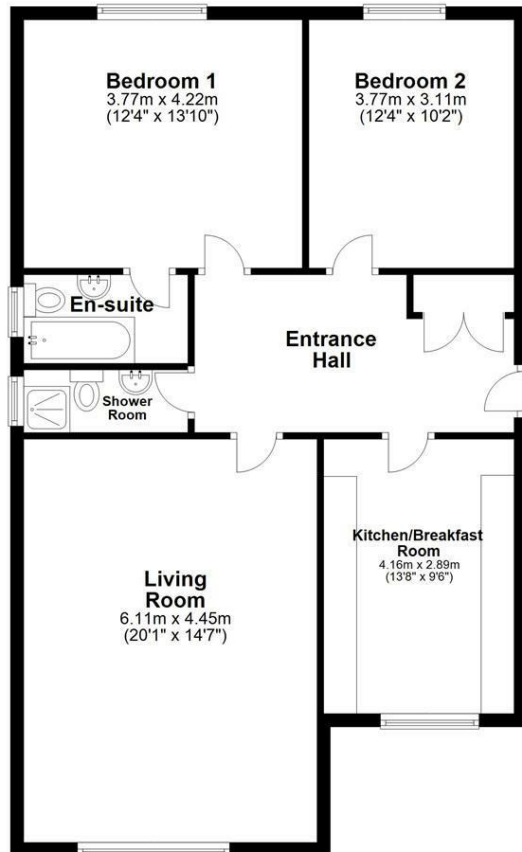
No ground rent payable.

Annual service charge £960



Ground Floor

Approx. 86.9 sq. metres (934.9 sq. feet)

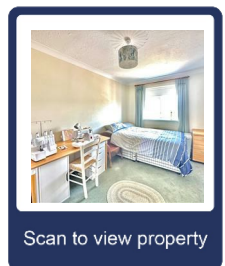


Total area: approx. 86.9 sq. metres (934.9 sq. feet)

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 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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