



8, Locks Court
Porthcawl, CF36 3JJ

Watts
& Morgan

8 Locks Court

Porthcawl CF36 3JJ

£675,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

We are delighted to present to the market this substantial individual built detached family home benefitting from a double plot in a sought-after residential area in Porthcawl. Being sold with no onward chain this spacious property is situated in a popular location being within walking distance of both junior and comprehensive schools, Porthcawl town centre, sea front and multiple beaches. Conveniently located with access to J37 of the M4 Motorway. Accommodation comprises; Entrance porch, spacious hallway, lounge, dining room, kitchen / breakfast room, ground floor shower room and a further sitting room. First floor; Main bedroom with fitted wardrobes and en-suite shower room, three further spacious double bedrooms and a 4-piece family bathroom. Externally the property occupies a double plot with a landscaped wrap around garden and a detached double garage with a private driveway with off road parking for multiple vehicles. Chain Free. EPC "D".

Directions

* Porthcawl Town Centre - 1.0 Mile * Bridgend Town Centre - 6.7 Miles * Cardiff City Centre - 28.7 Miles * J37 of the M4 Motorway - 4.0 Miles

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Summary of Accommodation

GROUND FLOOR

Accessed via a uPVC front door into the porch with ceramic tiled flooring and a uPVC double glazed door opens out into the welcoming hallway. The entrance hallway is a wonderful reception area offering engineered wood flooring which continues through to the lounge and dining room and offers a large walk-in storage / cloakroom. All light fittings and blinds to remain. To the front of the property is the main living room with dual aspect windows to the front and side creating a spacious light family room with an attractive fireplace with inset open 'living flame' gas fire and a bespoke feature glass wall into the dining area. The dining area is a great addition with sliding patio doors out onto the rear garden and a further uPVC window to the side. The sitting room to the front of the property is a generous family room offering fitted carpets and front and side uPVC windows. The sitting room benefits from an attractive fireplace constructed of a Forest of Dean stone. The downstairs shower room has been fitted with a 3-piece suite comprising of a shower enclosure, pedestal wash hand basin and a low-level WC. Further featuring fully tiled walls, side facing uPVC double glazed window and offering Kardean vinyl tiled floor. To the rear of the property is a spacious open plan kitchen/ breakfast room. The kitchen has been comprehensively fitted with a range of coordinating wall and base units in solid light oak wood with granite work surfaces over. Integral appliances to remain include inset double bowled porcelain 'Belfast' sink. Integrated 'Neff' appliances including an electric double oven, microwave, and hob, washing machine, tumble dryer, fridge, freezer, and dishwasher. The kitchen offers ceramic tiled flooring and recessed spot lighting with two windows overlooking the rear and a fully glazed door opening out to the rear garden.

FIRST FLOOR

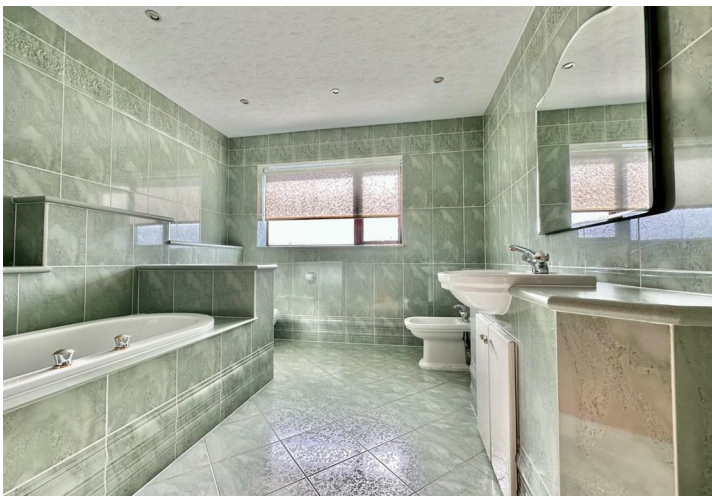
The first-floor landing offers fitted carpets and a feature-stained glass window to the side. There is access into the spacious partially boarded loft with a pull-down ladder. The walk-in airing cupboard houses the newly fitted gas combination boiler. To the front of the property is the main bedroom which is an impressive room with fitted carpets, fitted wardrobes in a recess and dual aspect windows to the front and side. The en-suite shower room comprises of a power shower corner enclosure, pedestal wash hand basin and a low-level WC. Further features include fully tiled walls, ceramic tiled floor and a front facing stained glass feature window. Bedroom two is a second generous room with front and side facing windows and fitted carpets. Bedrooms three and four are further good-sized double bedrooms with fitted carpets and windows overlooking the rear garden. The spacious family bathroom has been fitted with a 4-piece suite comprising of an oval bath, bidet, vanity unit housing the wash hand basin and a low-level WC. The bathroom further benefits from ceramic tiled flooring, fully tiled walls, towel radiator and recessed spot lighting.

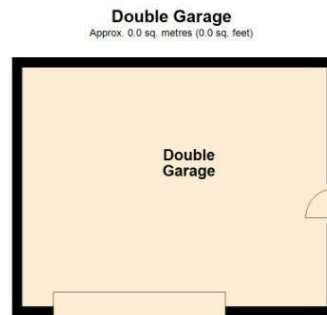
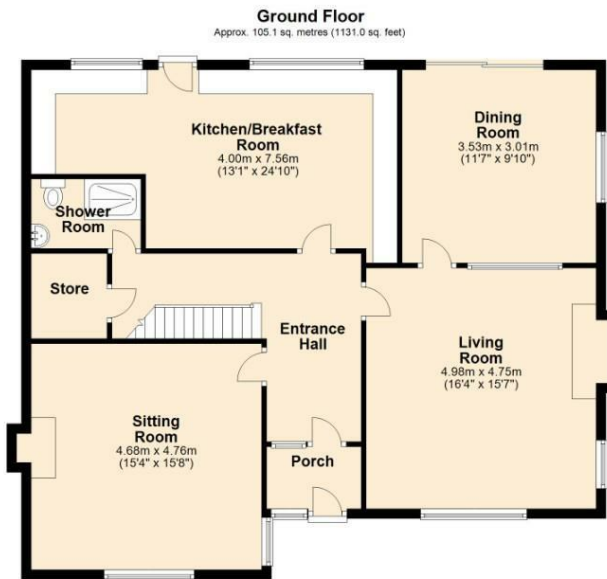
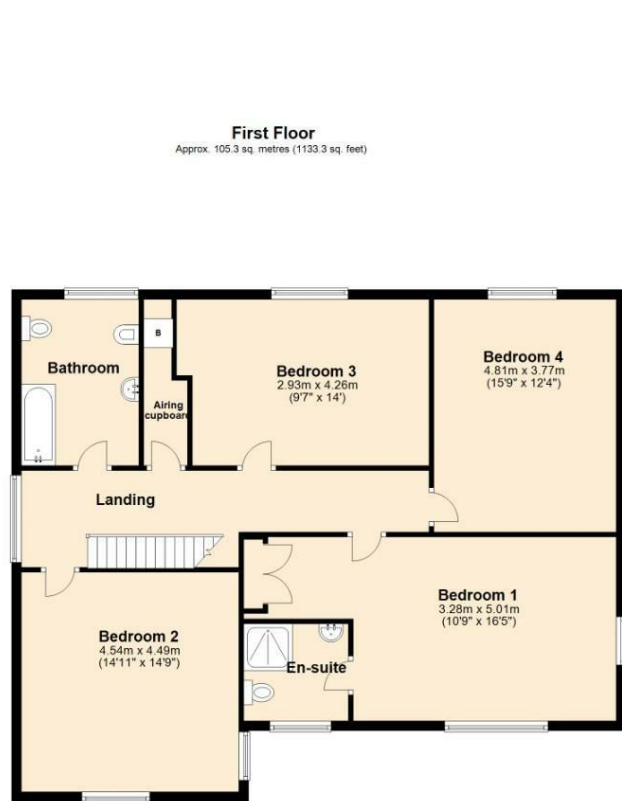
GARDENS AND GROUNDS

No.8 is accessed off Locks Court occupying a large corner double plot. To the front of the property is a brick paved driveway providing off road parking for multiple vehicles leading to a detached double garage with full power and water supply and a shallow work pit. The landscaped garden wraps around the property predominately laid to lawn with mature shrub borders and an abundance of planted trees and shrubs.

ADDITIONAL INFORMATION

Freehold.



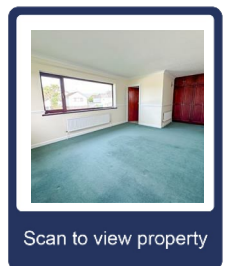


Total area: approx. 210.4 sq. metres (2264.3 sq. feet)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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
	66	76



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