



37, Hookland Road
Porthcawl, CF36 5SF

Watts
& Morgan

37 Hookland Road

Porthcawl CF36 5SF

£295,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

****PRICE GUIDE £295,000-£315,000**** Offering to the market this well portioned 3 bedroom link-detached property situated in a sought after area in Newton, Porthcawl being sold with no ongoing chain . Within walking distance of both Newton Beach, Porthcawl Town Centre, local shops, amenities and schools. Great commuter access via Junction 36 of the M4. This spacious 3 bedroom accommodation comprises; entrance hall, lounge, dining room, kitchen, utility area and WC. First floor landing, 2 double bedrooms, 1 single bedroom and a family bathroom. Externally enjoying a private driveway, single garage and rear enclosed garden. No ongoing chain. EPC Rating; 'D'

Directions

* Bridgend Town Centre- 6.2 Miles * Cardiff City Centre- 25.5 Miles * J37 of the M4 Motorway - 4.1 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

GROUND FLOOR

Access via a PVC Front door with adjacent panel leads into a welcoming hallway with carpeted flooring and staircase up to the first floor. There is a built-in under stairs storage cupboard and all doors lead off. The main living room is a spacious light reception room with carpeted flooring, windows to the front and a central feature gas fireplace. A door leads into the dining room which offers laminate flooring and windows to the rear.

The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over, laminate flooring and windows to the rear. Space is provided for multiple freestanding appliances.

The inner hallway leads into a utility area and a separate ground-floor WC with a partially glazed door leading out to the rear garden and a door providing access into the single garage.

FIRST FLOOR

The first floor landing offers carpeted flooring and a built-in airing cupboard housing the gas combi boiler. Bedroom One situated to the front of the property is a generous size bedroom with carpeted flooring, built-in wardrobes and windows to the front. Bedroom Two is a further good size double bedroom with carpeted flooring, windows to the rear and access to the loft hatch. Bedroom Three is a comfortable single with carpeted flooring and windows to the front. The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower, pedestal wash hand basin and WC. Also featuring tiled walls and flooring and a window to the rear.

GARDENS AND GROUNDS

Approached off Hookland Road, no.37 benefits from a private driveway to the front of the property providing off-road parking leading to the single garage. To the rear is an enclosed low maintenance garden predominantly laid to lawn with patio area.

SERVICES AND TENURE

Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band TBC



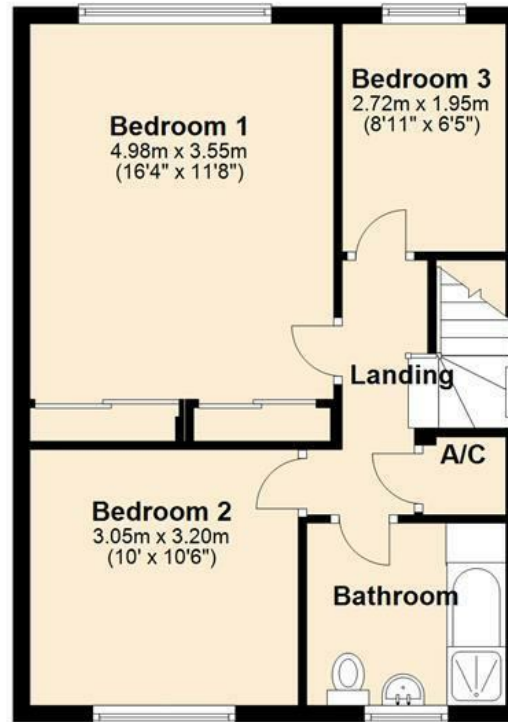
Ground Floor

Approx. 63.4 sq. metres (682.8 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.3 sq. feet)

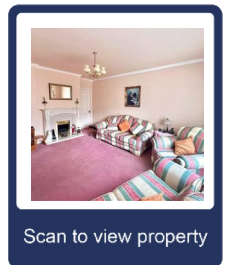


Total area: approx. 108.7 sq. metres (1170.1 sq. feet)

All measurements are approximate, and for display purposes only.
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		
		78
	61	
England & Wales	EU Directive 2002/91/EC	



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

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