



1 Locks Lodge, Locks Common Road  
Porthcawl, CF36 3DZ

Watts  
& Morgan



# 1 Locks Lodge, Locks Common

Road  
Porthcawl CF36 3DZ

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## Offers Over £325,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

An opportunity to purchase this 2 double bedroom ground floor apartment situated in a sought after area off Locks Common Road, Porthcawl. The property is situated in a desirable location with undisturbed sea views from and within walking distance of Rest Bay Beach and Porthcawl Town Centre. Accommodation comprises; communal hallway, entrance hall, open-plan lounge/dining/kitchen, WC/cloakroom, main bedroom with fitted wardrobes and storage and an en-suite bathroom. Further double bedroom with fitted wardrobes and an en-suite shower room. Externally enjoying a private front patio and lawned section and 2 gated allocated off-road parking spaces with further visitor spaces and communal grounds Being sold with no onward chain. EPC Rating; 'D'

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### Directions

\* Porthcawl Centre - 1.0 Mile \* Bridgend Town centre - 7.5 Miles \* Cardiff City centre - 26.5 Miles \* J37 of the M4 -4.0 Miles

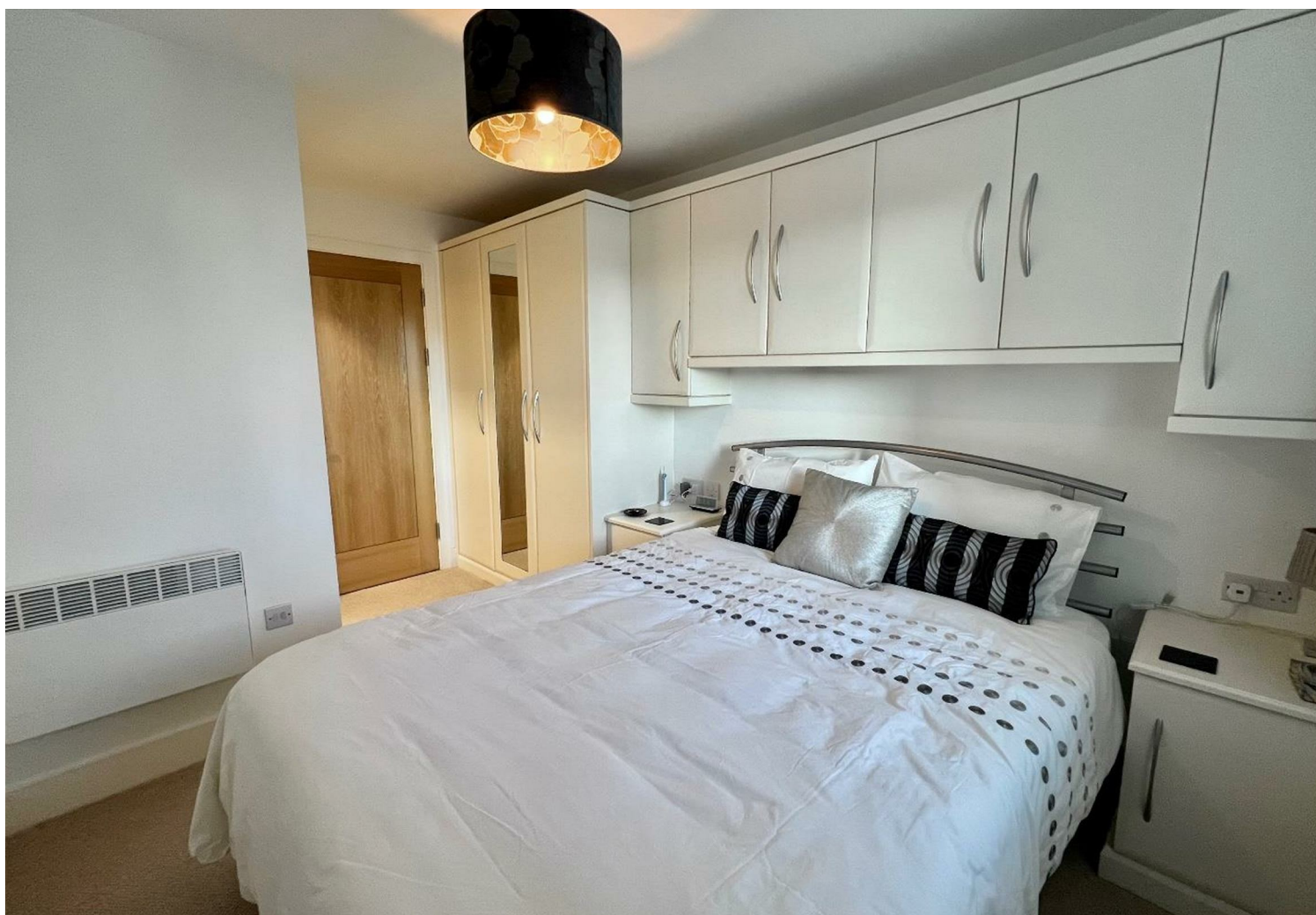
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## Summary of Accommodation

### ABOUT THE PROPERTY

Accessed via a front door into a communal hallway with a lift and a staircase up to the first floor. 1 Locks Lodge is accessed off the ground floor with a motion sensor light to the front. The property is entered via a front door into the entrance hallway laid with laminate flooring, recessed spotlighting and all doors lead off. Partly glazed timber framed doors open out into the superb open plan living room with wonderful sea views. The open-plan kitchen/dining/living room benefits from floor to ceiling windows and two sets of patio doors opening out onto a front patio section with beautiful undisturbed sea views. Features recessed spotlighting, tiled splash-backs, stainless steel sink and ample space for both freestanding dining/lounge furniture. The kitchen has been comprehensively fitted with a range of coordinating high gloss wall and base units and complementary work surfaces over with space for breakfast bar. Integral appliances to remain include; 4-ring hob, double oven and grill, extractor fan, fridge, freezer, dishwasher, wine cooler and washer/dryer.

The WC/cloakroom is accessed off the hallway fitted with a dual flush WC and wash hand basin and extractor fan with fully tiled walls and flooring.

The bedrooms are situated to the rear of the property.

Bedroom one is a good sized double bedroom with carpeted flooring, bespoke fitted wardrobes and storage and a window to the rear leading into an en-suite bathroom. The en-suite has been fitted with a bathtub with over-head shower, WC and wash hand basin with fully tiled walls and flooring, extractor fan and bespoke spotlighting with mirrors and a heated towel rail. Bedroom one also benefits from a further built-in airing cupboard.

Bedroom two is a good sized double bedroom with carpeted flooring, bespoke fitted wardrobes and storage and a window to the rear. The second en-suite is fitted with a 3-piece suite comprising of a double shower enclosure, floating wash hand basin and WC with fully tiled walls and flooring and spotlighting. The second ensuite also benefits from an extractor fan and heated towel rail.

### GARDENS AND GROUNDS

Flat 1, benefits from a private extended patio and lawned area to the front perfect for outdoor furniture to enjoy wonderful sea views.

To the exterior of the property is a dedicated mail box and phone entry system, two allocated parking spaces through automatic remote controlled gates, visitor parking, communal bin storage, bike storage area and communal gardens to the front and rear of the property. There is a storage box allocated at the bottom of the rear garden.

### ADDITIONAL INFORMATION

Leasehold with share of the freehold. 125 years from March 2006. 107 Years Remaining.

Annual service charge £4123.36

EPC Rating "D"

Council Tax is Band "F"

Electric central heating.



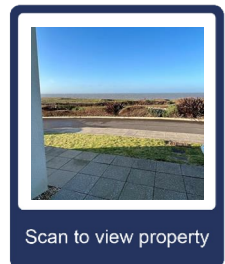


Total area: approx. 80.3 sq. metres (864.6 sq. feet)

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



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | <b>59</b>               | <b>79</b> |
| <b>England &amp; Wales</b>                  |  | 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.



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