



9, Willow Close
Porthcawl, CF36 5AB

Watts
& Morgan



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£485,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

New to the market a well presented and exceptionally spacious four double bedroom detached bungalow sat on a generous plot with sea views. The property is located in a sought after location in Newton within walking distance of Newton Beach and close proximity to Porthcawl town centre and Junction 37 of the M4. The accommodation offers highly adaptable living accommodation and comprises of entrance hall, open kitchen/dining room, lounge, bathroom and two ground floor double bedrooms. First floor landing, spacious main bedroom with sea views, second double bedroom and modern 4-piece bathroom. Externally enjoying a private driveway with off-road parking for up to three vehicles, single garage and a generous well maintained rear garden. EPC Rating "D".

Directions

* Porthcawl - 1.9 Miles * Bridgend - 5.7 Miles * Cardiff - 28.0 Miles * J37 of the M4 - 4.0 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entered via a uPVC front door leading into the spacious hallway with tiled flooring and carpeted staircase to the first floor. There is a large built-in storage cupboard and a further understairs storage cupboard.

To the front of the property is bedrooms 2 and 3 both great size double bedrooms with laminate flooring and windows overlooking the front.

The downstairs bathroom has been fitted with a 3-piece suite comprising of a bath with mixer tap and overhead shower, WC and wash-hand basin. Fully tiled walls and flooring, towel radiator and window to the side.

To the rear of the property is the open plan kitchen/dining room. The kitchen has been fitted with a range of coordinating matt effect wall and base units and complementary butchers block work surfaces over with a breakfast bar area and space for high stools. Integrated appliances to remain include one and a half bowl stainless steel sink, eye-level oven and grill, integrated microwave, washing machine and dishwasher. Tiled splashbacks and a fully glazed door opening out onto the driveway. The open plan kitchen/dining room has laminate flooring, spotlighting and ample space for both freestanding lounge and dining furniture. In the dining area there are French doors opening out onto the rear garden and space is provided for a freestanding American style fridge freezer.

Double doors open into the main living room which is a great size reception room with carpeted flooring and large picture window overlooking the garden.

FIRST FLOOR

The first floor landing offers carpeted flooring and built-in storage cupboard.

Bedroom one is a superb size main bedroom with laminate flooring and two sets of windows to the rear with sea views. Bedroom four is a fourth double bedroom with laminate flooring and two sets of large storage in the eaves and window to the side.

The family bathroom has been fitted with a luxurious 4-piece suite comprising of a double ended freestanding bathtub, double walk-in shower with glass screen, WC and wash-hand basin. There is vinyl flooring, partly tiled walls, spotlighting and window to the side.

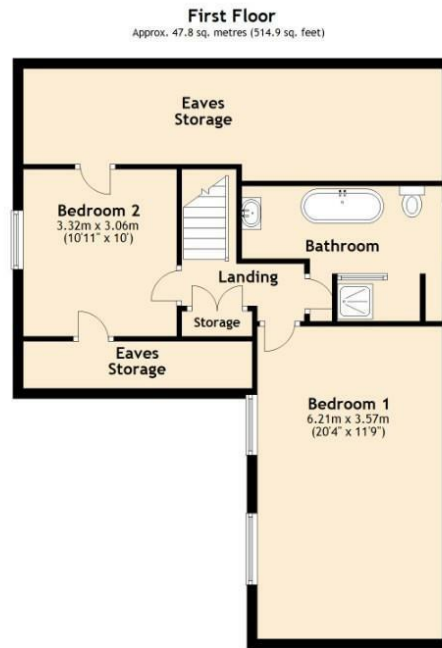
GARDENS AND GROUNDS

Approached off Willow Close No.9 sits in the corner of a quiet cul-de-sac on a generous plot. To the front of the property is a private driveway with off-road parking for up to three vehicles leading down to the single garage with power supply. To the rear of the property is a generous garden with a spacious patio area perfect for outdoor furniture leading down to a lawned section and further section laid with stone chippings enclosed via mature shrub and flower borders. A side gate providing access around to the front of the property and a pedestrian door into the garage.

SERVICES AND TENURE

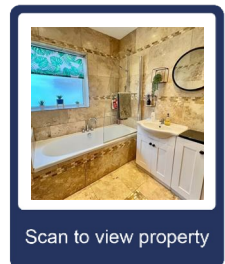
Freehold. All mains services connected. EPC Rating "D". Council Tax "F".





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



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