



70, Austin Avenue  
Porthcawl, CF36 5RS

Watts  
& Morgan







# 70, Austin Avenue

Porthcawl CF36 5RS

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**£325,000 Freehold**

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

\*\*\*\*GUIDE PRICE £325,000 - £350,000 \*\*\*

New to the market. A renovated 3 bedroom semi-detached dormer bungalow situated in a popular location in Newton, Porthcawl. Located within walking distance of local shops, amenities, schools and Newton Beach. Close proximity to Porthcawl seafront and access via J37 of the M4. Accommodation comprises; entrance hall, lounge, dining room, ground floor bedroom/study, kitchen, shower room and conservatory. First floor; main bedroom with en-suite and second double bedroom. Externally enjoying a private driveway, landscaped front garden, garage with electric door and power supply and a generous landscaped rear garden. EPC Rating; 'D'.

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## Directions

\* Porthcawl Sea front - 1.6 Miles \* Bridgend - 5.4 Miles \* J37 of the M4 - 4.0 Miles \* Cardiff - 28.0 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a composite front door into the entrance hallway with tiled flooring, a built-in storage cupboard and a carpeted staircase up to the first floor.

To the front of the property is the study or ground floor double bedroom with carpeted flooring and windows to the front.

The living room is a spacious reception room with laminate flooring, an angled bay window to the front and a central feature fireplace with hearth and surround. The dining room is a wonderful second reception room with tiled flooring, alcove for storage and sliding doors into the conservatory.

The conservatory benefits from tiled flooring, windows over-looking the rear garden and a door providing access out to the rear garden.

The ground floor shower room has been fitted with a 3-piece suite comprising; a walk-in shower with glass screen, WC and a wash hand basin. With tiled floors, panelled walls and a window to the side.

The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over. With panelled splash-backs, tiled flooring, a window over-looking the rear garden and a partly glazed door leading out to the rear garden. There is space for a freestanding oven and plumbing is provided for an appliance.

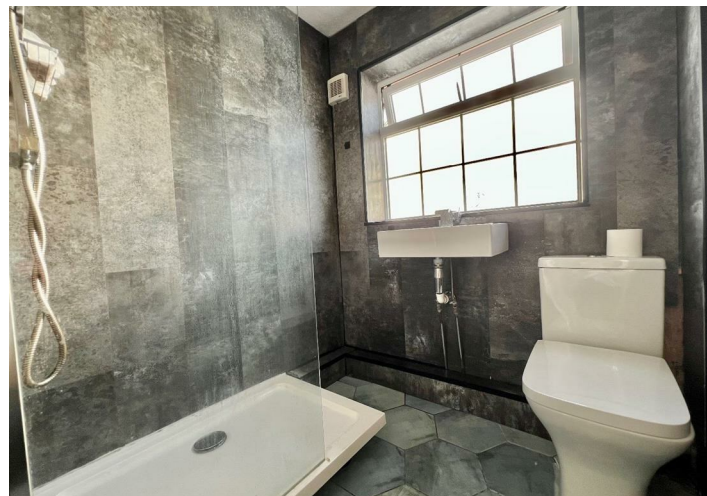
The first floor landing offers carpeted flooring and a built-in storage cupboard. Bedroom one, located to the front of the property, is a double bedroom with storage in the eaves, carpeted flooring and a window to the front. The en-suite bathroom is fitted with a 2-piece suite comprising: a WC and wash hand basin. With vinyl flooring, a window to the side and two large built-in storage cupboards. Bedroom two is a second double bedroom with carpeted flooring, a window to the side storage in the eaves.

### GARDENS AND GROUNDS

Approached off Austin Avenue, no. 70 benefits from a landscaped frontage with a private driveway with off-road parking for multiple vehicles leading down to the single garage with electric door and power supply. A pedestrian door provides access off the garden into the garage. To the rear of the property is a superb sized garden which has been landscaped set over multiple tiers with a lower block paved section a spacious patio area ideal for outdoor furniture whilst the remainder is laid with artificial grass.

### ADDITIONAL INFORMATION

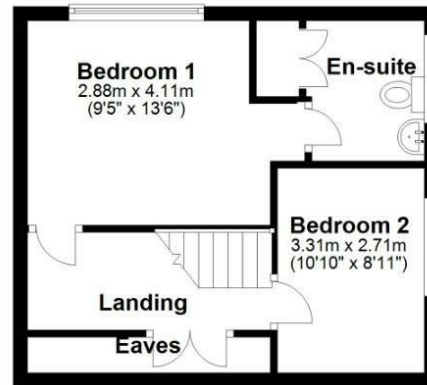
Freehold. All mains connected. EPC Rating; 'D'. Council Tax Band 'E'.



**Ground Floor**  
Approx. 66.6 sq. metres (716.5 sq. feet)



**First Floor**  
Approx. 32.5 sq. metres (349.6 sq. feet)

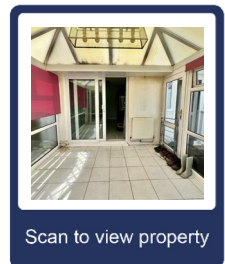


Total area: approx. 99.0 sq. metres (1066.0 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</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>56</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	







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