



8, Hazel Close
Porthcawl, CF36 5RG

Watts
& Morgan



8, Hazel Close

Porthcawl CF36 5RG

£360,000 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

New to the market a spacious and well presented four bedroom detached dormer bungalow in Newton, Porthcawl. Located in the popular Danygraig area within close proximity to Newton beach, local shops and amenities and just a short drive from Porthcawl sea front. Being sold with no onward chain. Accommodation comprises of; entrance hall, lounge/ dining room, kitchen / breakfast room, utility, bathroom and three ground floor bedrooms. First floor, double bedroom with dressing area and ensuite shower room. Externally offering a private driveway with off road parking for multiple vehicles, single garage, generous rear garden. EPC Rating "D" Chain free.

Directions

* Porthcawl - 2.0 Miles * Bridgend - 5.4 Miles * Cardiff - 28.0 Miles * Swansea - 24.0 Miles * J37 of the M4 -4.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a uPVC front door into the welcoming hallway with carpeted flooring and two useful storage cupboards. There is a window to the front, staircase rises to the first floor and all doors lead off. To the front of the property is the spacious lounge / dining room, with a square bay to the front with windows overlooking the front garden. There is a further window to the side, carpeted flooring and a central fireplace with a marble hearth and a coal effect gas fire. The kitchen / breakfast room has been fitted with a range of coordinating wall and base units with complementary work surfaces over. The kitchen has vinyl flooring, windows overlooking the utility and a door opening into the utility area. There is ample space for a breakfast table. Appliances to remain include stainless steel sink and drainer with mixer taps, 4-ring gas hob with oven and grill and space for a further appliance. The utility area has vinyl flooring, windows to the side and a uPVC door to the rear garden.

Bedroom one is a spacious double bedroom with carpeted flooring and windows to the rear. Bedroom two is a further double bedroom with carpeted flooring and window to the rear. The fourth bedroom benefits from a window to the side and carpeted flooring. The ground floor bathroom has been fitted with a 3-piece suite comprising of a panelled bath with over head shower and glass screen, dual flush WC and a wash hand basin within a vanity unit. The bathroom has fully tiled walls, vinyl floors and a window to the side.

First floor leads to the dressing area which is a versatile space as a potential study or dressing room with carpeted flooring and a Velux window, doors lead into the bedroom and the en-suite. Bedroom three has carpeted flooring, spot lighting and a window to the side. The en-suite shower room has been fitted with a 3-piece suite comprising of a shower enclosure, WC and wash hand basin. With vinyl flooring, spot lighting, partly tiled walls, Velux window and a door leading into the eaves for storage.

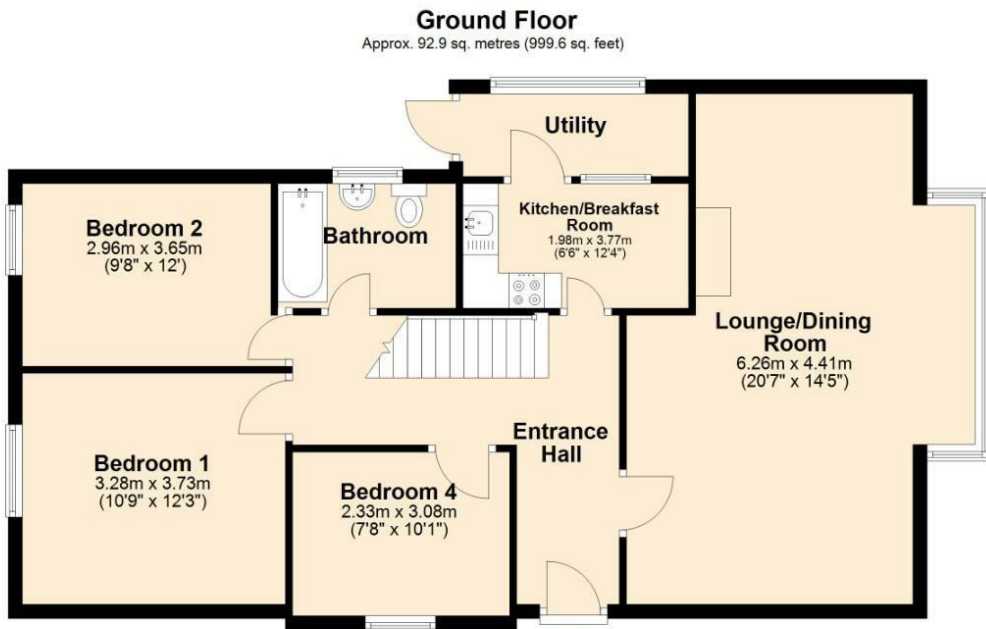
GARDENS AND GROUNDS

Approached off the quiet street of Hazel Close, No 8 offers a private tarmac driveway with off road parking for multiple vehicles. The driveway leads to the single garage with power supply. To the front is a lawned garden with mature shrubs and trees with a stone chipping boarder and timber gate leading to the rear garden. To the rear is a generous enclosed garden predominately laid with lawn with two outdoor patio areas ideal for furniture. There is pedestrian access into the garage.

ADDITIONAL INFORMATION

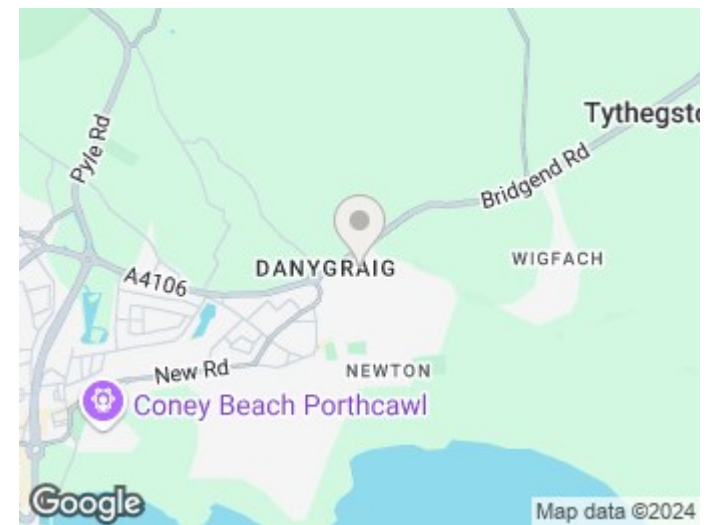
Freehold. All mains connected. EPC Rating "D" Council Tax band "D".





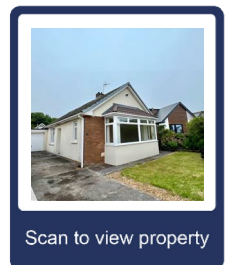
Total area: approx. 119.6 sq. metres (1287.6 sq. feet)

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	58	79
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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