



2, Esplanade House
Porthcawl, CF36 3YE

Watts
& Morgan

2 Esplanade House

Porthcawl CF36 3YE

£270,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

New to the market. A well proportioned two double bedroom first floor apartment with beautiful sea views over Porthcawl seafront and beyond. Located off Porthcawl seafront in a desirable position just a stone throw away from the seafront itself. Within walking distance of local amenities, shops, restaurants and offering great access to Junction 37 of the M4 Motorway and Bridgend Town Centre. Accommodation comprises; entrance hall, main bedroom with built-in wardrobes and en-suite shower room, second double bedroom, bathroom and a wonderful open-plan kitchen/living area with doors opening out onto a private balcony with sea views. Externally this apartment offers gated secure off road parking and and Being sold with no onward chain. EPC Rating; 'C'

Directions

Porthcawl offers numerous beaches including the Blue Flag Awarded 'Rest Bay'. Porthcawl Promenade with it's many cafes, bars, & restaurants, harbour, and golf courses are all within easy reach. The town also has a number of well regarded public & private schools. Bridgend Town is located 7.0 miles away with a local railway station with regular trains to Cardiff and London. The M4 (junction 37) is approximately 3 miles away and provides convenient travel to Cardiff and to other important commercial centres in the region. Cardiff (Wales) Airport with local, International and European flights is approximately 22 miles away. Cardiff lies some 30 miles to the east and includes the wide range of retail, commercial, leisure and recreational facilities that one would expect from a capital city and has a main line rail connection to London in approximately 2 hours.

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered into the communal hallway with tiled flooring, steps lead up to the elevators and a door provides access down to the basement and gated off-road parking.

Apartment 2 is accessed on the first floor. Entered via a solid wood door into the entrance hallway with wood flooring and all doors lead off. Off the entrance hallway are two built-in storage cupboards.

The main open-plan kitchen/living area is a spacious reception room with floor to ceiling windows and a door opening out onto a private balcony with beautiful undisturbed sea views of Porthcawl seafront and beyond. Features wood flooring and ample space for both freestanding lounge/dining furniture. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over. Integrated appliances to remain include; 4-ring hob, oven, grill, extractor fan, dishwasher and fridge/freezer. There is space provided for a further appliance and space for a breakfast area.

Bedroom one is a great sized main bedroom with carpeted flooring, a circular feature window to the front and built-in wardrobes. Leading into an en-suite shower room fitted with a double walk-in shower, WC and wash hand basin with fully tiled walls and flooring. Bedroom two is a second double bedroom with carpeted flooring and a window to the front. The bathroom is fitted with a 3-piece suite comprising of a bathtub with freehand over-head shower, WC and a wash hand basin. With fully tiled walls and flooring and a circular window to the front.

GARDENS AND GROUNDS

Esplanade House is situated on the seafront with wonderful views to the front. This apartment offers an allocated parking space in the gated secure car park. There is a communal bin store, entrance hallway and a lift with access to all floors.

ADDITIONAL INFORMATION

Leasehold.

EPC Rating: 'C'

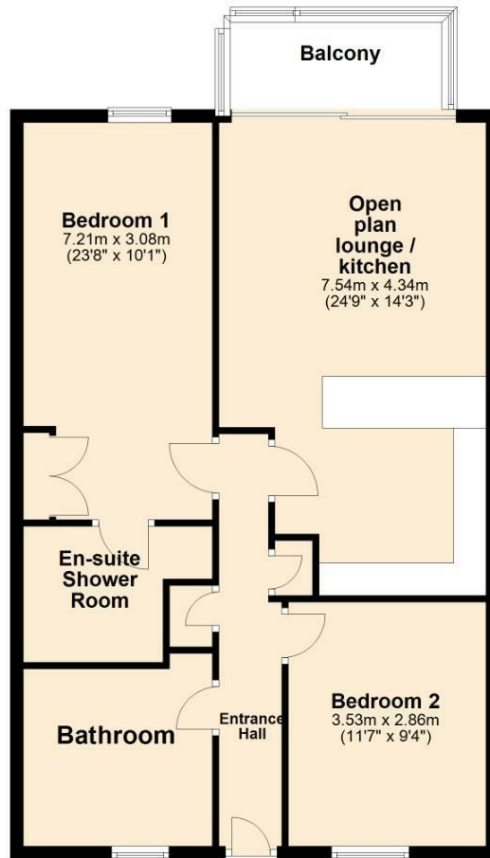
Council Tax: 'E'

Ground Rent - £ 150 Per Annum

Service Charge - £2788 Annually



Ground Floor
Approx. 71.9 sq. metres (773.7 sq. feet)

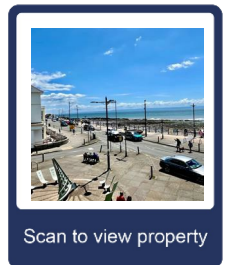


Total area: approx. 71.9 sq. metres (773.7 sq. feet)

Plan produced by Watts & Morgan LLP.
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			86
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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