



21, Clos-Y-Deri
Porthcawl, CF36 3PR

Watts
& Morgan

21 Clos-Y-Deri

Porthcawl CF36 3PR

£290,000 Freehold

2 Bedrooms | 2 Bathrooms | 2 Reception Rooms

New to the market. A spacious 2 bedroom detached bungalow being sold with no ongoing chain. Situated in a popular area in Porthcawl. Located with great access to Porthcawl Town Centre, Rest Bay Beach and close to local amenities and transport links. Accommodation comprises; entrance hall, kitchen, lounge/dining room, sun-room, conservatory, double bedroom with en-suite shower room, shower room and a second double bedroom. Externally enjoying a private driveway, single garage and a low maintenance rear garden. EPC Rating; 'D'.

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 via a PVC front door into the entrance hallway with vinyl flooring and all doors lead off. There is a built-in storage cupboard housing the gas boiler. Bedroom two is to the front of the property with carpeted flooring, windows to the front and alcove for wardrobes.

The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over. With tiled flooring, tiled splash-backs, window to the front and a fully glazed door leading into a sun-room. Appliances to remain include; 4-ring gas hob, oven, grill and extractor fan. Space is provided for a freestanding fridge/freezer and a dishwasher.

The lounge/dining room benefits from carpeted flooring, a central feature electric fireplace with hearth and surround and patio doors open into the conservatory and a further set of sliding doors into the sun-room.

The sun-room benefits from carpeted flooring with patio doors opening out onto the side of the property. The conservatory benefits from laminate flooring and double doors out to the rear garden.

The shower room is fitted with a walk-in shower, WC and a wash hand basin. With fully tiled walls and flooring and a window to the side.

Bedroom one is a good sized double bedroom to the rear of the property with carpeted flooring, windows to the rear and leads into an en-suite shower room. The en-suite has been fitted with shower enclosure, WC and a wash hand basin with tiled flooring and wet areas.

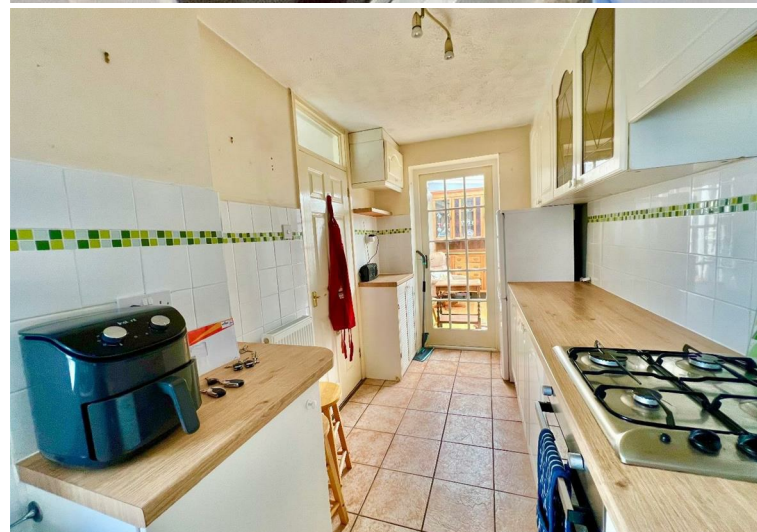
GARDENS AND GROUNDS

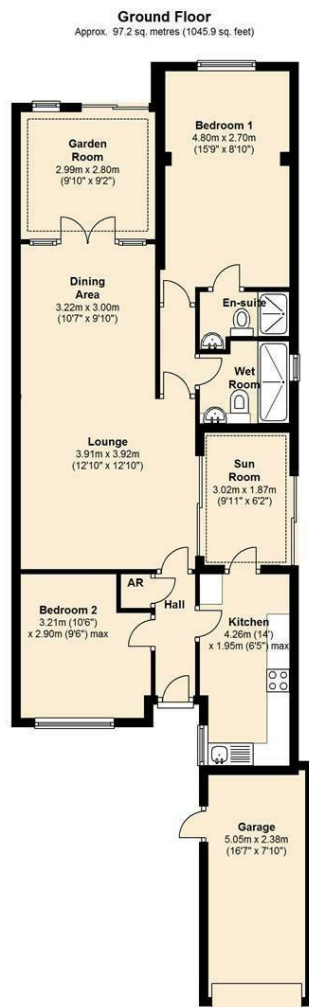
Approached off Clos-Y-Deri, no. 21 benefits from a driveway to the front with off-road parking for numerous vehicles. The single garage to the front has a manual door with power supply and plumbing and benefits from a side pedestrian door.

To the rear of the property is a low maintenance fully enclosed garden with a patio area and the remainder is artificial turf. There is an abundance of colour flowers and shrubs and an outdoor storage shed. A pathway leads around to the front of the property.

ADDITIONAL INFORMATION

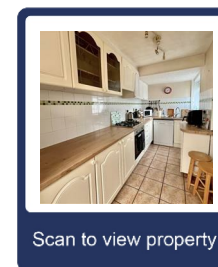
Freehold. All mains connected. EPC Rating; 'D'. Council Tax is Band 'D'.





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			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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