



Maes Llan, Eithen Place
Porthcawl, CF36 3BX

Watts
& Morgan



Maes Llan, Eithen Place

Porthcawl CF36 3BX

£650,000 Freehold

2 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A rare opportunity to acquire this generous 2 bedroom detached property with potential for further development. Situated in a prime position just off Porthcawl sea front with superb sea views. Just a short walk from Porthcawl Town Centre and Rest Bay beach itself. Accommodation comprises; porch, entrance hallway, lounge, dining/sitting room, sun-room, kitchen, utility and ground floor WC. First floor; bedroom one with sitting area and sea views, generous second bedroom with sea views, bathroom and separate WC. Externally enjoying a private driveway to the side, front landscaped gardens, a sustainably large landscaped rear garden and a garage . Being sold with no ongoing chain. EPC Rating; 'E'.

Directions

- Bridgend Town Centre 7.2 miles
- Cardiff City Centre 25.1 miles
- M4 (J37) 4.8 miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a solid wood front door into the entrance porch with tiled flooring into an outer porch with two stained glass feature windows to the side. A door leads into another porch with wood block flooring into the main hallway. The main hallway benefits from carpeted flooring, windows to the side and a staircase rises to the first floor. The ground floor WC is fitted with a 2-piece suite comprising of a WC and a wall hung wash hand basin with tiling to the walls, tiled flooring and a stained glass window to the side. The lounge is a generous sized reception room with carpeted flooring, a central feature gas fireplace with a tiled hearth and surround, two windows with stained glass feature to the side, double doors open into a sun-room with carpeted flooring and multi-paned windows with sea views. The dining/sitting room is a versatile reception room with carpeted flooring, a central feature gas fireplace with a tiled hearth and surround, two built-in shelves and three sets of windows with stained glass features overlooking the front. The kitchen has been fitted with a range coordinating wall and base units with complementary Formica work surfaces over with tiling to the walls, vinyl flooring, windows to the rear and a door leading into the utility. Integrated appliances include; 4-ring gas hob with extractor fan and an electric double oven and grill. The utility room has tiling to the walls, vinyl flooring, built-in cupboards and a stainless steel sink with drainer. There is space and plumbing provided for multiple appliances and space for freestanding fridge/freezer. A door opens out to the courtyard providing access into the rear garden and outdoor store.

The first floor landing has two sets of windows looking over the rear and a stained glass feature window to the side. There is access to the loft hatch, a large built-in storage cupboard and a further built-in airing cupboard housing the hot water tank. Bedroom one is a spacious bedroom with carpeted flooring, two sets of windows to the side and double doors with adjacent windows lead into a seating area with carpeted flooring and windows to both front and side aspects with wonderful direct sea views. Bedroom two is a second superb sized bedroom with carpeted flooring, two sets of windows to the side and windows overlooking the front with sea views. The bathroom is fitted with a 3-piece suite comprising of a panelled bath with a freehand overhead shower, a wash hand basin within vanity unit and a corner shower enclosure with tiling to the walls, tiled flooring, a chrome towel rail and windows the side. The separate WC is fitted with a dual flush WC, carpeted flooring, tiling to the walls and a window to the side.

GARDENS AND GROUNDS

Approached off Eithen Place, Maes Llan benefits from a private driveway with off-road parking for multiple vehicles leading down to the garage. The garage has a manual door, power supply and a PVC which opens out onto the rear garden. To the rear is a generous landscaped garden with a spacious lawned area. The remainder is laid with patio perfect for outdoor furniture. There is access to an outdoor store and raised borders with a range of mature shrubs and flowers.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'E'. Council Tax is Band 'G'.





Ground Floor

Approx. 93.1 sq. metres (1002.6 sq. feet)



First Floor

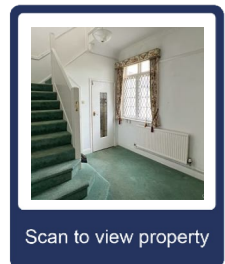
Approx. 55.8 sq. metres (600.4 sq. feet)



Total area: approx. 148.9 sq. metres (1603.0 sq. feet)

Maes Llan, Eithen Place, Porthcawl

| 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 | 54 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



Scan to view property

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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