



76, Severn Road
Porthcawl, CF36 3LN

Watts
& Morgan



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Porthcawl CF36 3LN

Guide Price £475,000 - £500,000

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

** GUIDE PRICE £475,000 - £500,000 **

An extended four bedroom semi-detached property with sea views situated in a sought after location in Porthcawl. The property is being sold with no onward chain and is located just a short walk from Porthcawl Sea Front, reputable schools, Rest Bay Beach and just a short drive from Junction 37 of the M4. Spacious accommodation comprises of entrance hall, lounge, open plan kitchen/dining/living room, utility, WC and versatile sitting room. First floor landing, three double bedrooms one with ensuite shower room, one single room and 4-piece family bathroom. Externally offering a private driveway to the front with off-road parking and a well maintained rear garden overlooking playing fields behind with sea views. Chain Free.

Directions

Bridgend - 7.8 Miles Cardiff - 26.5 Miles J37 of the M4 - 4.5 Miles

Your local office: Bridgend
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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door with adjacent glazed panels into the entrance hallway with wood flooring, carpeted staircase rising to the first floor. Understairs storage cupboard and a further built-in cloakroom. Ground floor WC is fitted with a 2-piece suite comprising of a dual flush WC and a wall mounted wash-hand basin with tiling to the walls and flooring, chrome towel rail and a window to the side opening into the garage.

The living room is to the front of the property and benefits from parquet woodblock flooring and an angled bay window to the front and there is a central feature wood burner set on a slate hearth.

To the rear of the property is the open plan kitchen/dining/living room, a spacious room perfect for entertaining with tiled flooring and woodblock parquet flooring in the living area. There are patio doors opening out onto the rear garden and two sets of windows overlooking the rear garden. The kitchen has been fitted with a range of co-ordinating wall and base units with complementary butchers block work surfaces over with a central island. The kitchen benefits from tiled splashbacks and an integrated dishwasher. Space is provided for a freestanding oven and there is ample space for dining and living furniture. The utility has been fitted with a range of coordinating wall and base units with complementary work surfaces over with a one and a quarter bowl stainless steel sink, tiled splashbacks, tiled flooring and a velux skylight window. There is a partly glazed PVC door leading to the garage and there is space provided for multiple freestanding appliances and plumbing.

The sitting room is a versatile reception room with laminate flooring and sliding doors opening out to the rear garden.

The first floor landing offers carpeted flooring and access to the loft hatch. Bedroom one is to the rear of the property and is a generous double bedroom with built-in wardrobes and shelving with sliding doors and windows to the rear with distant sea views and views over the playing fields.

Bedroom two is a second double bedroom with carpeted flooring and a bay window to the front.

Bedroom three is a third double bedroom with carpeted flooring and windows overlooking the playing fields to the rear. Leads into an ensuite shower room fitted with a 3-piece suite comprising of a WC and a wash-hand basin set within vanity unit and a separate shower enclosure with glass door with tiling to the walls, tiled flooring and window to the front. Bedroom four is a single room with carpeted flooring and windows to the rear.

The family bathroom is fitted with a 4-piece suite comprising of a panelled bath with mixer taps, corner shower enclosure, WC and wash-hand basin with partly tiled walls, tiled flooring, recessed spotlighting and window to the front.

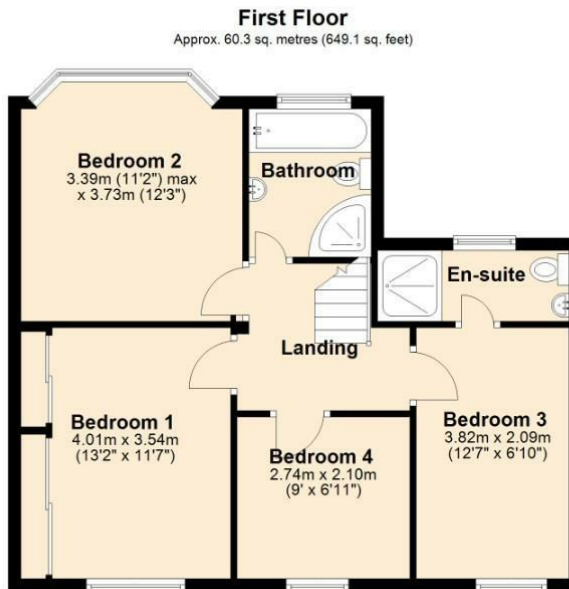
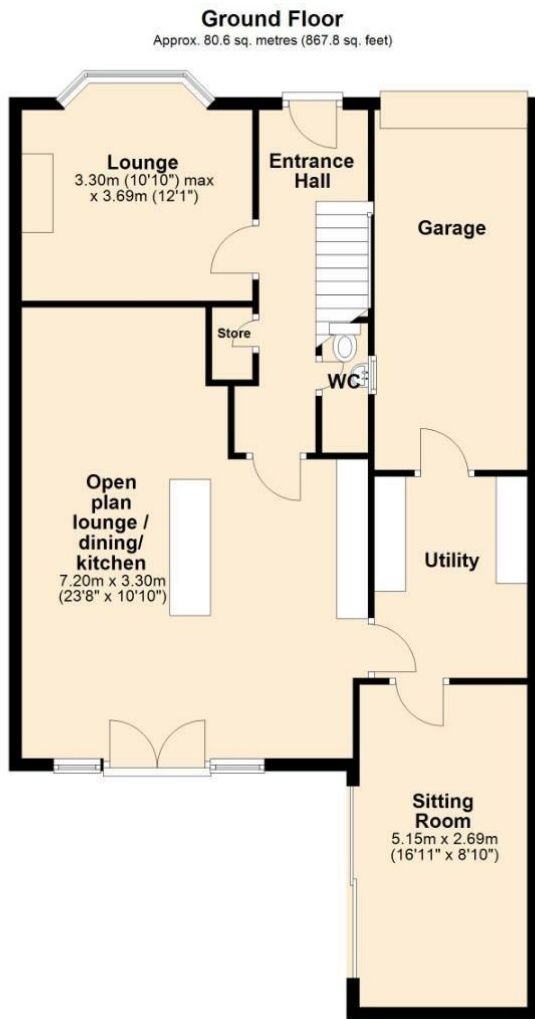
GARDENS AND GROUNDS

Approached off Severn Road No.76 benefits from a private driveway to the front with off-road parking for numerous vehicles in front of the single garage. To the rear of the property is a fully enclosed garden. The rear garden has been landscaped with a raised decked area with sea views overlooking the playing fields behind, the remainder of the garden is laid to lawn and there is a section laid with patio.

SERVICES AND TENURE

Freehold. All mains connected. EPC Rating "D". Council Tax Band "F".

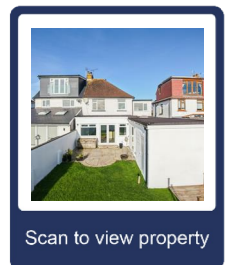




Total area: approx. 140.9 sq. metres (1516.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	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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