



Flat 2, 41, John Street
Porthcawl, CF36 3AP

Watts
& Morgan

Flat 2, 41 John Street

Porthcawl CF36 3AP

£205,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A newly renovated spacious two double bedroom duplex apartment situated on the Second floor with a private balcony. Situated in a convenient location in Porthcawl. Within walking distance to the sea front, local amenities, shops and transport links. Accommodation comprises; communal entrance hallway shared with one other property, entrance hall, open-plan kitchen/living room, double bedroom with en-suite shower room. Second floor: Double bedroom with en-suite shower rooms and sea views. Being sold with no on-going chain. EPC Rating; 'D'

Directions

* Bridgend - 8.0 Miles * Cardiff - 27.0 Miles * J37 of the M4 - 4.0

Your local office: Bridgend

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Summary of Accommodation

ACCOMMODATION

Access into the property is via the communal hallway shared with one other apartment. This apartment is situated on the second floor with a large built-in storage cupboard in the main hallway.

Entrance to the property is into a spacious hallway with solid oak flooring and a carpeted staircase rising up with a large under-stairs storage cupboard.

The open-plan kitchen/living space is a light spacious reception room with windows to the rear and a fully glazed door to the rear leading out onto a raised balcony area. The kitchen has been comprehensively fitted with a range of high gloss wall and base units and laminate work surfaces. Integral appliances to remain; stainless steel extractor fan, 4-ring induction hob, oven, grill and dual bowl stainless steel sink. Space has been provided for a freestanding fridge/freezer. Space and plumbing has been provided for an appliance.

Bedroom One is a generous size double bedroom situated on this level with continuation of solid oak flooring and two windows to the front elevation and leads into an en-suite shower room. The en-suite has been fitted with a 3-piece suite comprising; double walk-in shower cubicle, sink set within vanity unit and WC. Further features partially tiled walls, tiled flooring, spotlighting, windows to the front elevation and a chrome towel radiator.

The second floor is accessed via a carpeted staircase leading up to the spacious second bedroom with continuation of solid oak flooring. A generous size bedroom with 4 Velux skylight windows to the front and windows to the rear with sea views over Coney Beach. Leads into the en-suite shower room which has been fitted with a 3-piece suite comprising; walk-in shower cubicle, WC and sink set within vanity unit. Also offers tiled flooring, partially tiled walls, spotlighting and windows to the rear.

SERVICES AND TENURE

Mains water and electricity.

Leasehold- 999 year lease.

Ground Rent -£1800 per annum.

Service Charge- £492 Per annum to cover communal areas and Building insurance.

EPC - D

Council Tax - TBC





First Floor
Approx. 36.9 sq. metres (396.7 sq. feet)

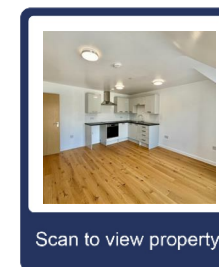


Total area: approx. 73.9 sq. metres (795.1 sq. feet)

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		
(81-91) B		
(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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