



3 Locks Lodge

Porthcawl, CF36 3HU.

£309,950 - Freehold

- An Impressive Luxury Apartment In The Sought After Location Of Porthcawl.
- Panoramic Sea Views Over Locks Common And Rest Bay.
- Entrance Hall, Open Plan Kitchen/Living/Dining Room, Balcony.
- Double Bedrooms Both With En-Suite's, WC.
- Gated Community, Allocated Parking, Communal Gardens.
- EPC Rating; 'D'.

Porthcawl Town Centre – 1.0 miles

M4 (J37) – 3.8 miles

Cardiff City Centre – 30.1 miles

Swansea City Centre – 19.8 miles

(All distances are approximate)



The Property

Apartment Three is entered through timber veneered door from communal hallway into Entrance Hall which benefits from laminate flooring, four recessed ceiling light points and a wall mounted telephone entry system. Double timber and glazed doors which lead into the open plan Kitchen/Lounge/Diner. The Kitchen has been comprehensive fitted with a range of base and wall units with square top granite work surface and an inset bowl and a half stainless steel sink with bevelled drainer. Integrated appliances to remain include; under-counter fridge and freezer, 'Baumatic' washing machine, wine cooler, 'Baumatic' slimline dishwasher, 'Neff' electric oven and grill and a 'Neff' four ring hob with a contemporary stainless steel extractor hood over. The kitchen area further benefits from porcelain tiled flooring, recessed ceiling spotlight and a double glazed uPVC window to the side elevation. The Lounge/Dining Area is a spacious area which benefits from three ceiling light points, two wall mounted electric heating radiators and double glazed uPVC French doors with side panels to the Juliette balcony. Double glazed uPVC French doors lead out onto the decked balcony with glass and metal balustrade enjoying uninterrupted views over Locks Common and Rest Bay. The Cloakroom has been fitted with a modern two piece white suite comprising; wall mounted hand basin and low level dual flush WC.

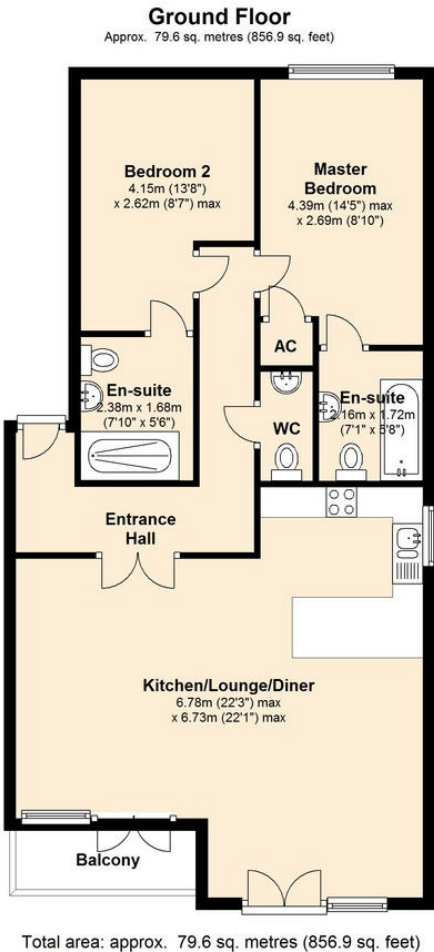
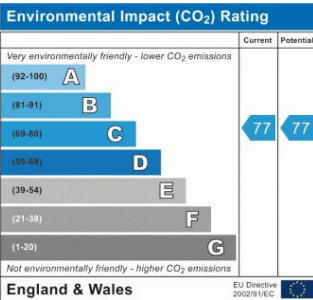
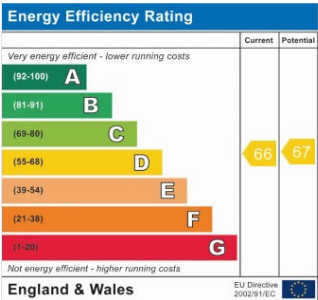
The Master Bedroom is a double bedroom to the rear of the property which benefits from carpeted flooring, central ceiling light point, wall mounted electric heating radiator, a double glazed uPVC window to the rear elevation and an airing cupboard housing an electric hot water tank. A door leads to the En-Suite Bathroom which has been fitted with a three piece white suite comprising; bath with thermostatic shower over, wall mounted wash basin and a low level dual flush WC with hidden cistern. The En-Suite further benefits from a chrome effect heated towel rail, recessed ceiling spotlights, recessed extractor fan, fully tiled floors and walls. Bedroom Two is a further double bedroom located to the rear of the property benefiting from carpeted flooring, central ceiling light point, central heating radiator and double glazed UPVC French doors leading to a Juliette balcony. A door leads to the En-Suite Shower Room which has been fitted with a three piece white suite comprising; shower enclosure with thermostatic shower, wall mounted wash basin and low level dual flush WC with hidden cistern. The En-Suite further benefits from fully tiled walls and flooring, recessed ceiling spotlight and a chrome effect heated towel rail.

The Communal Hallway is entered via a timber and glazed door. The Communal Hallway provides access to the apartments in the block and further benefits from a stairs and lift leading to first floor and beyond, tiled flooring and carpeted staircase. To the exterior of the property is a dedicated mailbox and phone entry system, two allocated parking spaces through automatic remote controlled gates, visitor parking, bin storage, bike storage area and landscaped communal gardens to front and rear of the property.

SERVICES & TENURE: The property is connected to mains electric, water, and sewerage. We have been informed that the property is Leasehold with share of freehold.



Floorplan & EPC



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Although these particulars, together with photographs and floor plans are intended to give a fair description of the property, they do not form any part of a contract. The vendors, their agents, Watts and Morgan and persons in their employ do not give a warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Watts and Morgan.

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