

ESTAS
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BEST IN POSTCODE
WINNER 2025

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'Oletha Bungalow' Highfield Avenue, Porthcawl, Bridgend, CF36 3AE



PETER MORGAN

£450,000

Main Features

- 4 bedroom detached bungalow in a hideaway location
- Only 0.3 miles from the Esplanade and highly convenient for the town centre and beaches
- Some modernisation required but offering great potential
- Open plan kitchen / dining room
- 2 reception rooms
- Utility / shower room and ensuite bathroom
- Externally there are gardens to front and rear and driveway parking
- Approximately 3.5 miles from the M4 at Junction 37
- Hardwood double glazing and combi GCH
- Council Tax Band: G. EPC: E

General Information

FOUR BEDROOM DETACHED BUNGALOW SITUATED IN A HIDEAWAY LOCATION ONLY 0.3 MILES FROM THE ESPLANADE, LOCATED AT THE REAR OF HIGHFIELDS AVENUE AND ALL SAINTS CHURCH.

Situated in a highly convenient location for Town Centre, Promenades and beaches. Approximately 3.5 miles from the M4 at Junction 37.

This home requires some modernisation and has great potential. The property is a spacious and traditional timber framed home with much potential and accommodation comprising veranda, porch, reception room, open plan kitchen / dining room, lounge, 4 double bedrooms, en suite bathroom and utility / shower room. Externally there are gardens to front and rear and driveway parking.

This home benefits from hardwood double glazing and Combi gas central heating.

GROUND FLOOR

Porch

Front door. Windows to front and side. Internal door and windows to..

Reception Room

(Currently used as a bedroom). Radiator. Picture rails. Coved ceiling. Glazed double doors to..

Hallway

4 hardwood double glazed windows to rear. Two radiators. Picture rails. Coved ceiling. Smoke alarm. Telephone and Internet connection points. Ward gas central heating thermostat. White colonial style panelled doors to bedrooms and living rooms.

Open Plan Kitchen/ Dining Room

Fitted kitchen with light grey high gloss handleless doors. Quartz worktops with upstands. Stainless steel sink unit with mixer tap. Integral oven, grill, microwave, full height fridge and separate freezer, dishwasher, gas hob and extractor hood. Four hardwood double glazed windows to side. Further hardwood double glazed window to rear. uPVC double glazed doors to side driveway and rear garden. Two radiators. Plastered walls and ceiling. Inset ceiling spotlights. Tiled floor. Wired for wall mounted television.

Shower / Utility Room

Hardwood double glazed windows to side and rear. Three-piece shower suite in white comprising shower cubicle with Rainstorm shower and hair wash spray hand, wash basin set in vanity unit with monobloc tap, WC with enclosed cistern and push button flush. Wall cabinets. Tiled floor. PVC partly clad walls. Radiator. Plumbed for washing machine. Space for tumble dryer. Loft access. Inset ceiling spotlights.

Lounge

Two hardwood double glazed windows to front. Door access to front veranda. 2 hardwood double glazed windows to rear. Laminate flooring. Traditional fireplace with living flame coal effect gas fire, marble hearth and back plate. Picture rails. Radiator. Laminate flooring. Recessed ceiling. Carbon monoxide detector. Wired for wall mounted television.

Bedroom 1

uPVC double glazed door to front Veranda. Laminate flooring. Two radiators. Picture rails. Coved ceiling. Walk in wardrobe with hanging rails and shelving. Part glazed double doors to..

En-Suite Bathroom

Hardwood double glazed window to side. Three-piece suite in white comprising close coupled WC within enclosed cistern, panelled Jacuzzi bath with overhead shower and glass screen, wall hung hand wash basin with monobloc tap and base storage. Heated towel rail. Tiled walls. Tiled floor. Extractor fan. Inset ceiling spotlights. Airing cupboard housing Combi gas central heating boiler.

Bedroom 2

Hardwood double glazed window to front. Radiator. Fitted wardrobe. Laminate flooring. Picture rails. Coved ceiling.

Bedroom 3

Hardwood double glazed window to front. Radiator. Fitted wardrobe. Laminate flooring. Coved ceiling. Picture rails.

Bedroom 4

Hardwood double glazed window to front. Laminate flooring. Fitted wardrobes. Radiator. Coved ceiling. Picture rails.

EXTERIOR

The property is accessed via an unadopted lane running to the side of Highfield Avenue. The property is actually located to the rear of Highfield Avenue and fronts on to All Saints Church and grounds.

Front Garden

Turfed front garden with mature trees. Stone built boundary wall. Steps to veranda, leading to front entrance door. Gated side entrance leading to..

Rear Garden

Enclosed turfed garden with concrete pathways. Mature trees. Garden shed. Paved terrace. Driveway. Outdoor power points and water tap. Security floodlight. Door access to below bungalow storage area basement.

Solar Panel Details

Lease length- 20 years and 6 months from 4/11/2015 through Short Bros Homes Ltd.

Producing cheap rate electricity

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at bcb@petermorgan.net (fees will apply on completion of the mortgage).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains Electric, Mains Drainage, Mains Water, Mains Gas

Current council tax banding

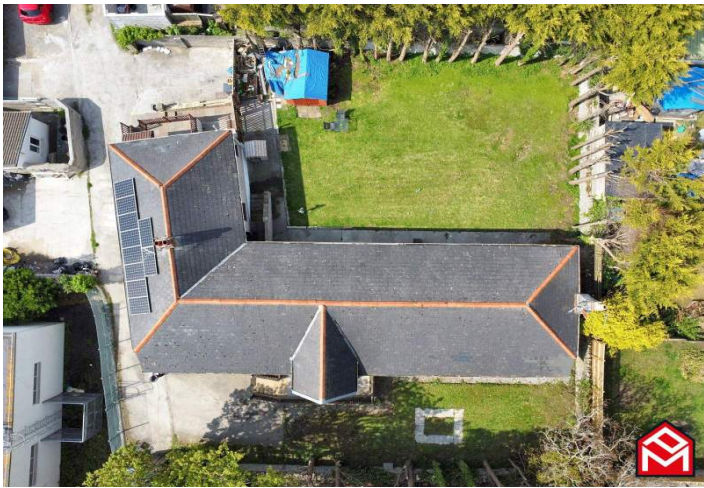
G

Current heating type

Combi

Tenure

Freehold

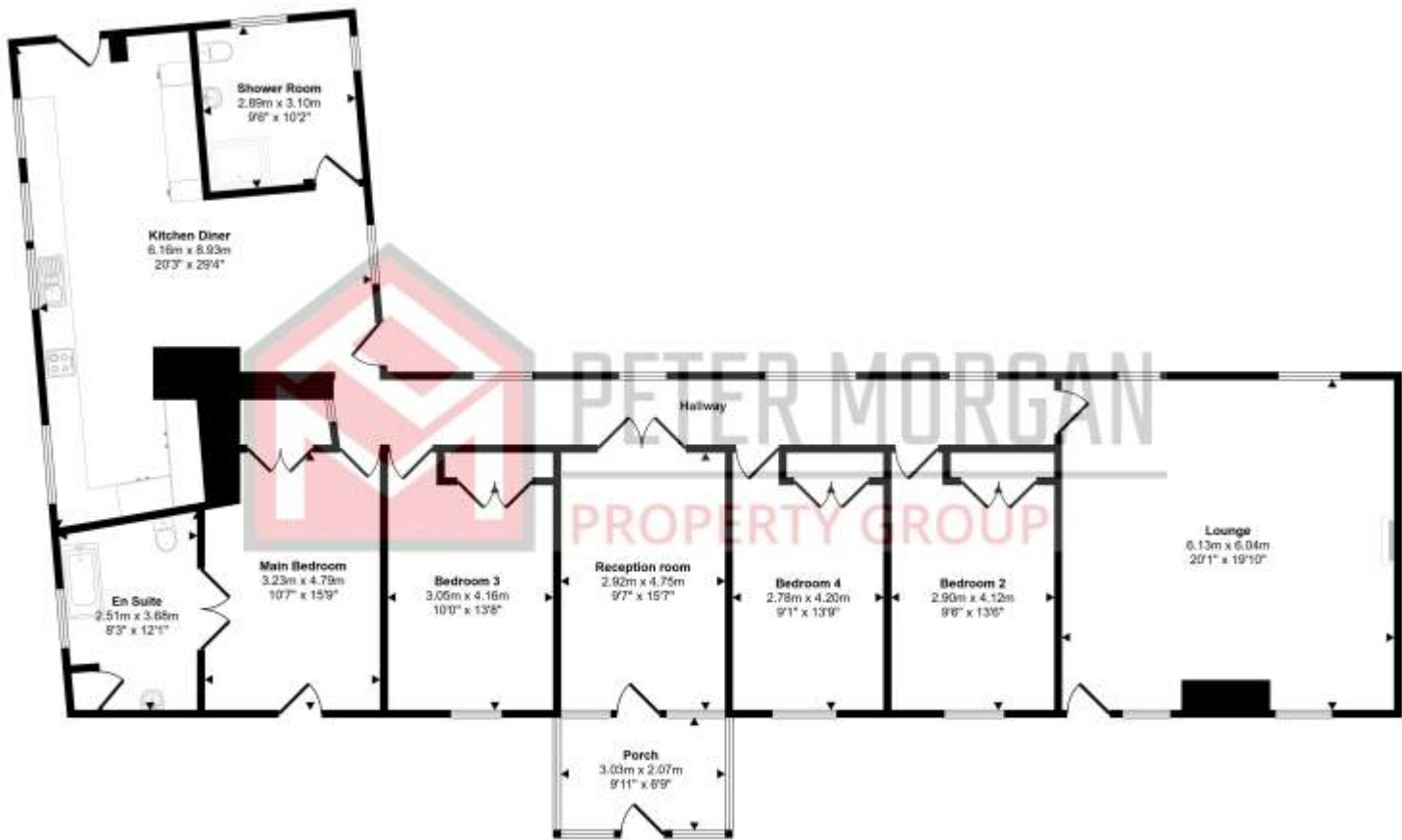









Approx Gross Internal Area
196 sq m / 2126 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bedroom suites are representations only and may not look like the real items. Made with Made Snappy 360

Oletha Bungalow Highfield Avenue, Porthcawl, Bridgend, CF36 3AE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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PROPERTY. PROPERLY

SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE

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