

Payton  
Jewell  
Caines



Beach Road, Porthcawl, Bridgend. CF36  
5NH

£480,000



PAYTON  
JEWELL  
CAINES



## Beach Road, Porthcawl, Bridgend. CF36 5NH

Three bedroom DETACHED house comprising entrance hall, TWO RECEPTION ROOMS, kitchen, downstairs cloakroom, shower room and family bathroom, front and rear gardens, SINGLE GARAGE and DRIVEWAY PARKING. Viewing recommended.

**£480,000 - Freehold**

- Three bedroom detached house
- Generous size plot
- Two reception rooms
- Fitted kitchen / downstairs w.c.
- Separate shower room and family bathroom to the first floor
- Single detached garage and off road parking
- EPC - D / Council tax band - F





## DESCRIPTION

Introducing this three bedroom detached house located on the east side of Porthcawl. The property benefits from two reception rooms, downstairs w.c. first floor shower room and family bathroom, single garage and driveway parking. Newton Bay stretches from Newton point to the mouth of the river Ogmore. Popular for walking, horse riding, wind surfing and kite surfing. Its a tranquil haven for relaxing and absorbing the scenery.

## ENTRANCE

Via wooden door into the welcoming entrance hall.

## ENTRANCE HALL

Skimmed ceiling, emulsioned walls, vinyl flooring, radiator, stairs with fitted carpet leading to the first floor with under stairs storage area. PVCu double glazed window to the side of the property.

## DOWNSTAIRS CLOAKROOM

Skimmed ceiling, emulsioned walls, tiled flooring, extractor fan, radiator and PVCu frosted double glazed window to the side of the property. Two piece suite comprising wall mounted wash hand basin with splash back and low level w.c.

## RECEPTION ROOM 1 (13' 11" x 12' 0") or (4.25m x 3.65m)

Skimmed ceiling, emulsioned walls, original skirting boards, fitted carpet, radiator, two PVCu double glazed windows one to front and side elevation with vertical blinds.

## RECEPTION ROOM 2 (11' 5" x 14' 0") or (3.48m x 4.26m)

Skimmed ceiling, emulsioned walls, fitted carpet, radiator, PVCu double glazed window to front of property, fully glazed tilt n turn door leading to rear garden.

## KITCHEN (13' 6" max x 7' 1" max) or (4.12m max x 2.17m max)

Skimmed ceiling, emulsioned walls, vinyl flooring and radiator. A range of wall and base units with complementary work surfaces housing a one and half bowl stainless steel single drainer sink unit with mixer tap. Four ring gas hob, built in electric oven and concealed extractor hood. Built in dishwasher, integrated fridge/freezer and cupboard housing the combination boiler. PVCu double glazed window and half panelled/half frosted double glazed door to rear elevation.

## LANDING

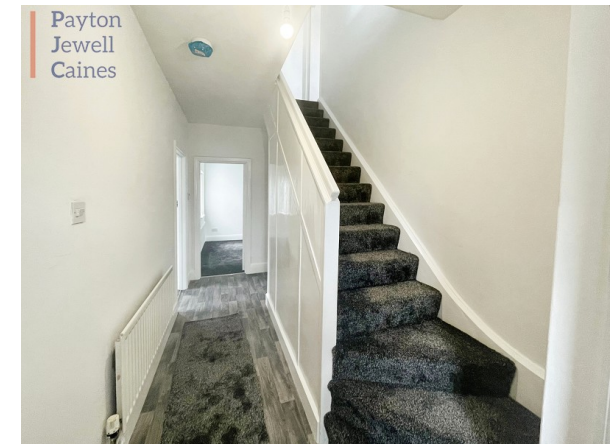
Via stairs with fitted carpet and balustrade. Skimmed ceiling, access into the attic, emulsioned walls, fitted carpet and PVCu double glazed window to front elevation.

## SHOWER ROOM (4' 11" x 2' 11") or (1.49m x 0.90m)

Skimmed ceiling, fully tiled walls, vinyl flooring, white towel rail radiator, shower unit with electric overhead shower, extractor fan and PVCu frosted double glazed window to front elevation.

## FAMILY BATHROOM (8' 7" x 6' 3") or (2.62m x 1.91m)

Skimmed ceiling, emulsioned walls, vinyl flooring, white towel rail heater, PVCu frosted double glazed window to side elevation and extractor fan. Four piece suite in white comprising panelled bath, pedestal wash hand basin with tiling to splash back area, bidet and low level w.c.



### **BEDROOM 1 (13' 11" x 12' 0") or (4.25m x 3.65m)**

Skimmed ceiling, emulsioned walls, fitted carpet, radiator, two PVCu double glazed windows, one to front elevation and one to side elevation boasting sea views.

### **BEDROOM 2 (14' 0" x 10' 11") or (4.27m x 3.34m)**

Skimmed ceiling, emulsioned walls, fitted carpet, radiator and two PVCu double glazed windows to front and rear elevation.

### **BEDROOM 3 (10' 1" x 7' 1") or (3.08m x 2.15m)**

Emulsioned ceiling, papered and emulsioned walls, fitted carpet, radiator and PVCu double glazed window to rear elevation.

### **OUTSIDE**


Gardens are enclosed and bounded by wall, the rear garden is laid to lawn with shrub borders. Double wooden gates give access to the driveway leading to the single detached garage with pitched roof, courtesy door to the rear and accessed via up and over door. Footpath leading to the circumference of property.

The front of the property is enclosed and bounded by wall with pathway leading to the front door, laid to lawn and mature shrubs.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)