

Payton  
Jewell  
Caines



Woodland Avenue, Porthcawl, Bridgend.  
CF36 5HY

£375,000

**PJC** PAYTON  
JEWELL  
CAINES

# Woodland Avenue, Porthcawl, Bridgend. CF36 5HY

FABULOUS EXTENDED semi detached comprising entrance hall, lounge, large open plan kitchen / dining / living room with utility and wc, 3 bedrooms and four piece bathroom suite. Views towards the lake from the rear. MUST BE VIEWED.

£375,000 - Freehold

- Three bedroom semi detached house
- Open plan contemporary kitchen / diner
- Bi-fold doors to the rear
- Fully integrated kitchen with granite worktops
- Ideal for sociable gatherings
- EPC - D, Council tax band - E



## DESCRIPTION

Introducing this greatly improved semi detached house situated with rear views towards the lake and within easy walking distance of Porthcawl Medical centre, town centre and sea front.

The property has a generous kitchen with granite work surfaces and island, fully integrated with quality appliances and plenty of storage. Bi-fold doors and a large ceiling lantern provide ample natural light to his fantastic rear room.

### Key Features

Walking distance of the beaches and sea front

Beautifully appointed kitchen and bathroom

Side by side parking to the front

FREEHOLD

## ENTRANCE

via part frosted glazed composite front door with side frosted glazed panel into the entrance hallway finished with emulsioned and coved ceiling, emulsioned walls, modern vertical radiator and ceramic tiled floor. Stairs to the first floor. Two under stair storages. Door through into the lounge.

## LOUNGE (12' 4" x 14' 3") or (3.75m x 4.35m)

Overlooking the front of the property via PVCu double glazed bay window with fitted shutters and finished with emulsioned and coved ceiling, feature recess shelving with LED recessed lighting, skirting and fitted carpet. Feature fireplace used for decorative purposes only (chimney breast is fully in tact). Door through into the open plan kitchen/living/dining.

## OPEN PLAN KITCHEN/DINER/LIVING (22' 0" max x 23' 2" max) or (6.70m max x 7.05m max)

L shaped. PVCu double glazed window to the side with fitted shutters, emulsioned ceiling with recessed LED spot lights, feature light pendant over the central island, emulsioned walls, skirting and wood effect LVT flooring. The kitchen is arranged with low level and wall mounted units in high gloss handle free graphite and dove grey with a complementary roll top granite work surface with double Belfast sink, hot water tap, swan neck tap, moulded drainer and granite splash back. Induction hob with built in extractor hood. Space for American style fridge/freezer. Double oven and convection microwave. Dishwasher. Central island with storage.

Large double glazed ceiling lantern, recessed feature LED spot lights, emulsioned walls, skirting and a continuation of the LVT floor. Double glazed PVCu bi-fold doors leading out to the rear garden. Ample space for dining table and chairs. Additional access point via part frosted glazed composite front door with side frosted glazed panel. Feature modern vertical radiators.



## UTILITY

PVCu double glazed window overlooking the rear, emulsioned ceiling with recessed LED spot lights, emulsioned walls, radiator, skirting and a continuation of the LVT floor. Matching under counter lighter grey handle free high gloss kitchen units with granite work surfaces with splash back plinth. Inset large Belfast sink with mixer tap and chefs tap. Plumbing for automatic washing machine and space for stacking tumble dryer. Fitted storage cupboard with shelving and fuse box.

## W.C.

PVCu frosted glazed window to the side, emulsioned ceiling with recessed LED spot lights, emulsioned walls, radiator, skirting and LVT floor. Two piece suite in white comprising WC and wash hand basin with chrome waterfall tap and storage below.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and solid oak balustrade. Large PVCu frosted glazed window panel on the half landing, emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet.

## BATHROOM

PVCu frosted glazed window to the side, emulsioned ceiling with recessed LED spot lights, emulsioned walls with ceramic tiles to all splash back areas, double fitted storage cupboard with shelving, radiator, skirting and tile effect floor. Four piece suite in white comprising WC, wash hand basin with chrome mixer tap and storage below, bath with chrome mixer tap and shower attachment, walk in shower cubicle housing a plumbed shower with hand attachment, rainwater head and concertina glazed door.

## BEDROOM 1 (10' 10" x 14' 5") or (3.30m x 4.40m)

Overlooking the front via PVCu double glazed bay window with fitted shutters and finished with emulsioned and coved ceiling, emulsioned walls with feature panelling behind the bed, radiator, skirting and fitted carpet. Two recesses housing a hanging rail with additional storage.

## BEDROOM 2 (12' 2" x 11' 2") or (3.70m x 3.40m)

Overlooking the rear via PVCu double glazed window with fitted shutters and finished with emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet. Recess area with hanging rail and additional storage.

## BEDROOM 3 (9' 01" x 7' 02") or (2.77m x 2.18m)

Overlooking the front via PVCu double glazed window with fitted shutters and finished with emulsioned and coved ceiling, emulsioned walls, radiator, skirting and fitted carpet. Recess area with hanging rail and additional storage.

## LOFT ROOM (14' 9" x 14' 9") or (4.50m x 4.50m)

Two Velux double glazed sky lights, wooden tongue and groove mansard ceiling with recessed LED spot lights, emulsioned walls, feature exposed brick work, storage into the eaves and laminate floor. (no planning consent so can be used as occasional room only).



## OUTSIDE

Enclosed rear garden laid to patio and lawn with further area of chipped slate enclosed by original dry stone wall to the rear and close board fence to the side.

Open aspect front garden laid to patio and chipped stone suitable for parking up to three cars.


## NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.

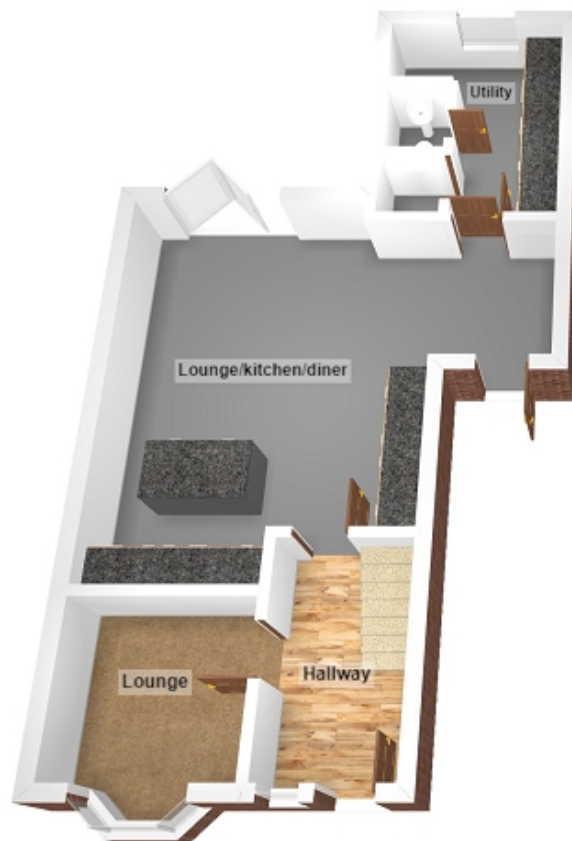


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	68	
(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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