



Payton
Jewell
Caines

Fulmar Road, Porthcawl, Bridgend. CF36
3UL

£249,950

PJC PAYTON
JEWELL
CAINES

Fulmar Road, Porthcawl, Bridgend. CF36 3UL

Three bedroom mid terrace house comprising entrance porch, entrance hall, lounge with SEPARATE DINING ROOM, kitchen, three bedrooms, family bathroom and ENCLOSED rear garden. NO ONWARD CHAIN, MUST BE VIEWED! WITHIN WALKING DISTANCE TO REST BAY BEACH.

£249,950

- Three bedroom mid terrace house
- Lounge with separate dining room
- Kitchen
- Enclosed rear garden with gated rear access
- EPC - C , Council tax band - C
- Close to Rest bay beach
- NO ONWARD CHAIN



DESCRIPTION

**** WITHIN WALKING DISTANCE TO REST BAY **** A three bedroom mid terraced house situated within Porthcawl. The property benefits from lounge with separate dining room, fitted kitchen and enclosed rear garden. Viewing highly recommended to fully appreciate.

ENTRANCE PORCH

Via part frosted glazed PVCu front door into the entrance porch finished with PVCu clad ceiling, part glazed/part PVCu walls and tiled flooring, PVCu frosted double glazed door leading to entrance hall.

ENTRANCE HALL

Emulsioned and coved ceiling, centre pendant light, emulsioned walls, radiator, skirting and wood effect laminate flooring. Stairs leading to the first floor. Open door way into the lounge. Storage cupboard with shelving, hanging rails, gas meter and electric consumer box.

LOUNGE (14' 7" x 12' 8") or (4.45m x 3.87m)

Emulsioned and coved ceiling, centre light, emulsioned walls, radiator, large PVCu double glazed window overlooking the front of the property, feature electric fire with marble hearth and surround, skirting and a continuation of the laminate flooring. Open door way to dining room.

DINING ROOM (9' 11" x 9' 3") or (3.03m x 2.82m)

Emulsioned and coved ceiling, centre pendant light, emulsioned walls with one feature papered wall, PVCu double glazed door leading out to the rear garden with large PVCu double glazed panel to the side, radiator, skirting and a continuation of the laminate flooring. Opening in to kitchen.

KITCHEN (8' 9" x 7' 7") or (2.67m x 2.31m)

Emulsioned ceiling, centre fan light, emulsioned walls with tiling to splash back areas, PVCu double glazed window overlooking the rear of the property, skirting and tiled flooring. A range of wall and base units with roll top work surface. Integrated electric oven with four ring gas hob and overhead extractor fan. Space for washing machine and space for free standing fridge/freezer. Door leading to pantry style cupboard with emulsioned ceiling and walls, shelving and tiled flooring.

FIRST FLOOR LANDING

Via stairs. Emulsioned ceiling, centre light, access to loft, emulsioned walls, skirting and laminate flooring. Doors to three bedrooms and family bathroom. Airing cupboard housing gas combination boiler, shelving and radiator.

BATHROOM (7' 11" x 5' 7") or (2.41m x 1.69m)

Emulsioned ceiling with sunken spot lights, gloss marble effect tiles to three walls with the remaining wall emulsioned, PVCu frosted double glazed window overlooking the rear of the property, chrome towel radiator and tiled slate effect flooring. Three piece suite comprising vanity WC unit, vanity sink unit with chrome mixer tap and wall mounted mirror, L shaped bath with chrome mixer tap and over head chrome mixer shower.

BEDROOM 1 (11' 5" x 10' 8") or (3.49m x 3.26m)

Emulsioned and coved ceiling, centre light, emulsioned walls with one feature papered wall, PVCu double glazed window overlooking the front of the property, radiator, built in double storage with shelving and hanging rails, skirting and laminate flooring.



BEDROOM 2 (10' 9" x 9' 8") or (3.28m x 2.95m)

Emulsioned ceiling, centre pendant light, emulsioned walls with one feature papered wall, radiator, PVCu double glazed window overlooking the rear of the property, built in double storage with shelving and hanging rails, skirting and laminate flooring.

BEDROOM 3 (7' 8" x 7' 2") or (2.33m x 2.19m)

Emulsioned ceiling, centre light, emulsioned walls, PVCu double glazed window overlooking the front of the property, skirting and wood effect laminate flooring.

OUTSIDE

Enclosed and private rear garden laid to lawn with patio area, pond, raised sleeper bed, block built storage shed, space for shed and pathway leading to rear access gate.

The front of the property is laid to lawn with pathway leading to the front door and an area of decorative stones with potted plants.

GARAGE

Garage at the back of the property.

DIRECTIONS


Travelling down Fulmar Road towards Rest Bay the property can be found towards the end of the left hand side.

NOTE

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



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(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.



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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