



The Jennings Building, The Harbour,
Porthcawl. CF36 3XA

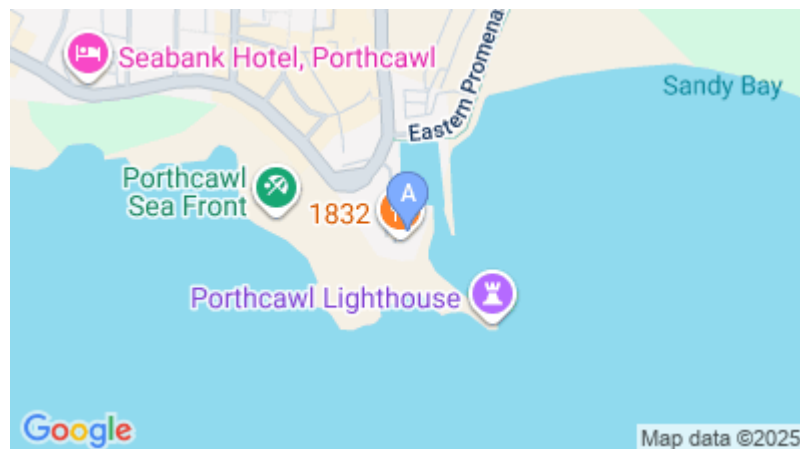
£229,950

The Jennings Building, The Harbour, Porthcawl. CF36 3XA

Contemporary loft style apartment with SEA VIEWS comprising open plan kitchen/living, bedroom with walk in wardrobe, EN SUITE and reading area plus additional w.c. utility/storage and office area. One dedicated car parking space. LEASEHOLD. Sold with no onward chain.

£229,950 - Leasehold

- One bedroom contemporary apartment
- Sea Views over Porthcawl promenade
- Open plan kitchen / living area
- En suite, walk in wardrobe and reading area to bedroom one
- One dedicated car parking space
- Leasehold
- EPC -D / Council tax -



DESCRIPTION

This contemporary loft style apartment can be found within the historic Jennings Building positioned on Porthcawl's fabulous seafront and benefits from SEA VIEWS over the promenade. The Jennings Building is the oldest listed bonded warehouse of its type in Wales originally built in 1832 and is Grade 2 listed and the development of this historic building won the Regeneration RICS Wales in 2018.

Comprising open plan kitchen/living, bedroom with walk in wardrobe, EN SUITE and reading area plus additional w.c. utility/storage and office area. One dedicated car parking space. LEASEHOLD. Sold with no onward chain.

Key Features

LEASEHOLD - Lease term of 250 years from 2017.

Loft style contemporary living space

Great use of timber, steel and glass throughout

Central Porthcawl position

NO ONWARD CHAIN

COMMUNAL ENTRANCE

Stairs and lift to first floor.

ENTRANCE HALL

Emulsioned ceiling with ceiling mounted smoke detector, recessed LED spot lights, emulsioned walls, skirting and fitted carpet. Wall mounted electric heater and security intercom system. Door leading to the downstairs w.c.

W.C.

Emulsioned ceiling and walls, skirting, wood effect flooring, two piece suite in white comprising w.c. and wall mounted wash hand basin with vanity unit and chrome mixer tap. Wall mounted mirror.

STORE / UTILITY

Fitted storage cupboard housing plumbing for automatic washing machine, space for tumble and wall mounted electric fuse box.

OFFICE (9' 6" x 6' 3") or (2.90m x 1.90m)

Emulsioned ceiling, ceiling mounted light fitting, emulsioned walls, skirting and fitted carpet. Wall mounted electric heater (requires re-attaching to the wall).

OPEN PLAN KITCHEN / LIVING (14' 9" x 19' 4") or (4.50m x 5.90m)

Two double glazed aluminium casement windows both with fitted night and day roller blinds and finished with vaulted apex ceiling with exposed steal and timber beams, one original stone wall with granite window shelves. Emulsioned walls, skirting and porcelain tiles to the kitchen and carpet to the living space.

The kitchen is arranged with low level and wall mounted units in high gloss handle free white with granite work surface and splash back plinth. Inset sink with mixer tap and drainer, integrated electric oven with electric hob and overhead extractor hood. Integrated fridge, freezer and dishwasher. Feature mantle with granite hearth and sandstone mantle.



LANDING

Via stairs with fitted carpet, LED lighting and wooden and glass balustrade.

BEDROOM 1 (14' 1" x 11' 6") or (4.30m x 3.50m)

Vaulted ceiling with exposed beams, emulsioned walls, skirting and fitted carpet and wall mounted headboard. Door into fitted storage/walk in wardrobe with access to loft storage and door into the shower room.

SHOWER ROOM

Exposed steel and timber beams, emulsioned walls and porcelain floor. Three piece suite in white comprising w.c. wall mounted wash hand basin with vanity unit and chrome mixer tap and large walk in shower housing a plumbed shower with hand attachment and rainwater head with ceramic tiles to all splash backs.

READING AREA (6' 7" x 8' 10") or (2.00m x 2.70m)

Double glazed velux skylights with views over the sea front enclosed with glazed balustrade and wood effect floor with part glazed floor looking down to the kitchen / living.

NOTE

Leasehold

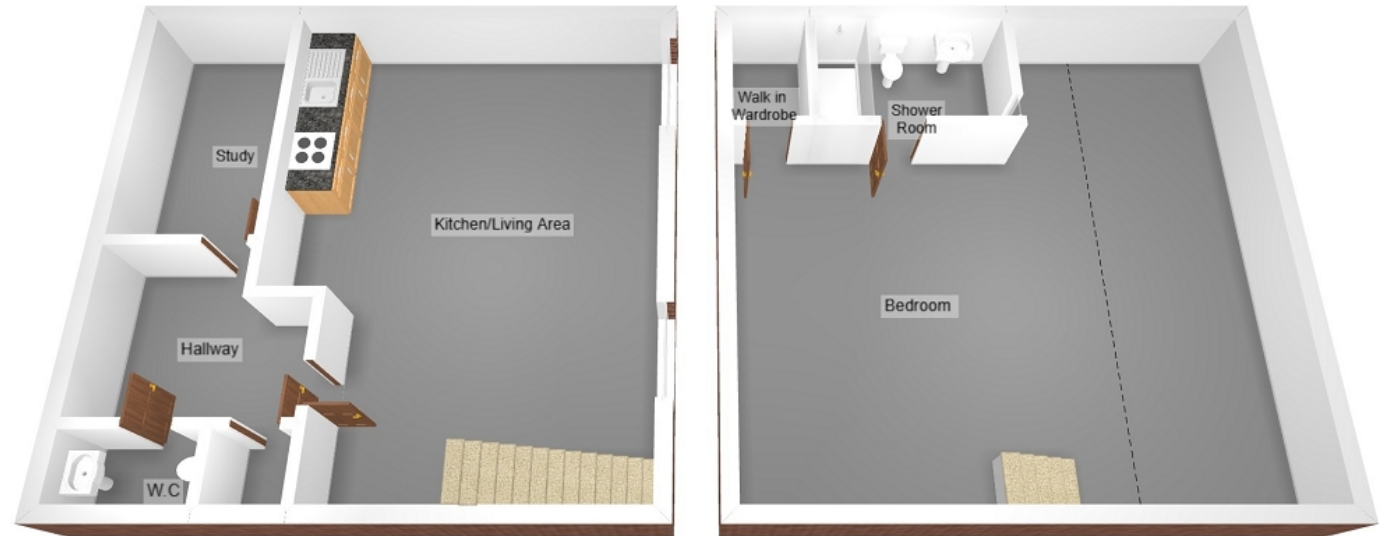
Lease Term: 205 years less 10 days from 7th September 2016.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk