



## Esplanade House offers in the region of £280,000

- Seafront Apartment with Balcony
- Two Bedrooms - Master with ensuite
- Allocated Off Road Parking
- Council Tax Band E
- No On Going Chain
- EPC Rating: C



 2  2  1





## About the property

Located on Porthcawl Seafront is this purpose built first floor apartment with sea views. The apartment is accessed via a secure entry system and has allocated gated parking and a balcony. Entrance hallway with wooden floors and storage cupboards. The living area is open plan with wooden floors. There is a window to the front and a door leading out onto the balcony which has glass balustrade and provides sea views. The kitchen area is open plan to the living area and is fitted with a range of wall and base units with worktops. There is a built in fridge/freezer and dishwasher plus an oven and hob with extractor hood. The bathroom is fully tiled and comprises of a bath, wall hung wash hand basin and a wc. The master bedroom has a fitted carpet and circular port hole style window overlooking the sea. There are also built in wardrobes and the en-suite which has a shower cubicle, wash hand basin and wc. To the rear of the apartment is the second bedroom which has a fitted carpet. The apartment has secure gated parking and is available with no on going chain.



## Accommodation

### Entrance Hall

Wooden floor. Doors to the bathroom, both bedrooms and the Living area. Storage cupboard.

### Living Area & Kitchen

27' 4" max x 13' 10" max narrowing to 9' 2" ( 8.33m max x 4.22m max narrowing to 2.79m )  
Wooden floors. Full height window with sliding door leading to the balcony providing coastal views. The kitchen is open plan to the living area. The kitchen is fitted with a range of wall and base units with works tops over. There is a built in oven and hob with extractor hood over. There are integrated appliances including dishwasher and fridge/freezer.

### Bedroom One

28' max x 8' 9" max narrowing to 3' 8" ( 8.53m max x 2.67m max narrowing to 1.12m )  
Port hole style window to the front over looking the sea. There is a built in wardrobe and a fitted carpet. There is a doorway to the en-suite.

### Ensuite Shower Room

5' 5" To Shower x 5' 3" ( 1.65m To Shower x 1.60m )  
Fitted with a three piece suite comprising of shower cubicle with glass screen, wash hand basin and wc. Tiled walls and floor.

### Bedroom Two

9' 4" x 11' 7" ( 2.84m x 3.53m )  
Located at the rear of the apartment. Fitted carpet. Window to the rear.

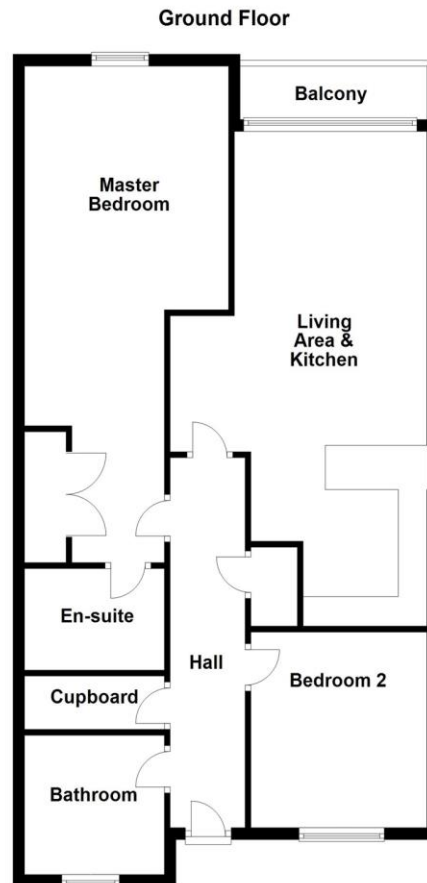
### Bathroom

7' x 6' ( 2.13m x 1.83m )  
Suite comprising panel bath, wash hand basin and Wc. Tiled walls and floor. Porthole window to the rear

### Location

The building is conveniently situated on Porthcawl Seafront and Promenade. It is adjacent to the Town with its amenities. There are a number of boutique shops, cafes, bars and restaurants along with the recently refurbished Harbour. There is also the coastal path and Heritage Coastline with the Blue Flag Award Winning beach at Rest Bay.

## Floorplan



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let