



Park Avenue, £345,000

- Two Receptions & Conservatory
- Four Bedrooms, En-Suite & Bathroom
- Breakfast Kitchen, Utility & Cloakroom
- Council Tax Band E
- Traditional Style Family Home
- EPC Rating: E



 4  2  2



About the property

Charming Porthcawl home near town, seafront, and schools. Hallway, sitting & living rooms, conservatory, Breakfast Kitchen, utility & cloakroom. Four bedrooms with en-suite & bathroom. Rear garden. Highly recommended viewing.

Accommodation

Entrance Porch

Entering from the front of the property, leading into hallway

Hallway

Entering from porch, leading of to living room, sitting room, kitchen and stairs taking you to the first floor of property.

Sitting Room

16' 5" x 10' 10" (5.00m x 3.30m)

Bay window to the front with window seat. Wood effect flooring, dado rail and coving to the ceiling. Radiator.

Living Room

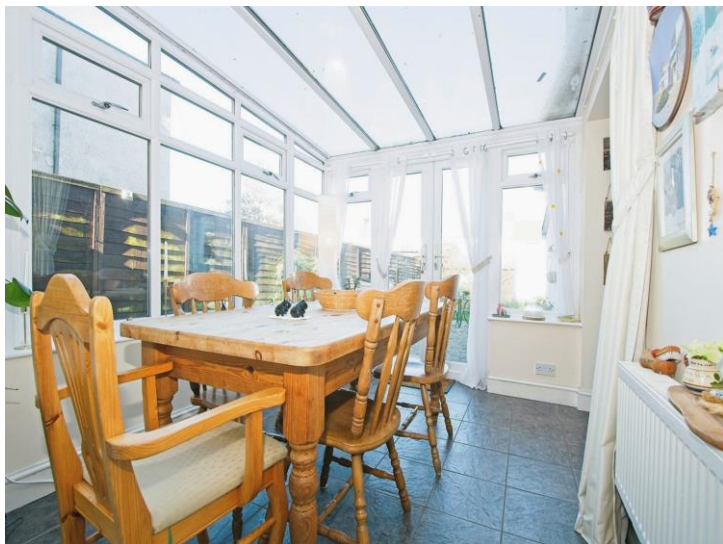
14' 5" x 11' 11" (4.39m x 3.63m)

Patio doors to the rear leading into the conservatory. Fitted carpet. Radiator. Fireplace.

Conservatory

10' x 7' (3.05m x 2.13m)

Accessed via the living room. Tiled floor. Windows to the side and the rear along with french doors into the garden. Open plan into the kitchen



Breakfast Kitchen

20' 6" x 11' 2" (6.25m x 3.40m)

Fitted with a range of cream shaker style units with worktops over. Sink and drainer. Space for appliances and room for a breakfast table and chairs. Window to the side and door leading to the utility space.

Utility Room & Cloakroom

9' x 11' 2" (2.74m x 3.40m)

A useful storage space. Range of units with sink and drainer. Window and door to the side. Access to the cloakroom with Wc and wash hand basin.

Landing

Access to the four bedrooms and the bathroom.

Bedroom One

13' 10" x 10' 10" (4.22m x 3.30m)

Bay Window to the front. Fitted carpet. Radiator. Built in wardrobe.

Bedroom Two

14' 6" x 10' 2" Maximum (4.42m x 3.10m Maximum)

Window to the rear. Wood effect flooring. Radiator. Fire surround. Access to the en-suite

En-Suite Shower Room

Suite comprising shower, wash hand basin and Wc. Towel radiator.

Bedroom Three / Study

11' 4" x 8' (3.45m x 2.44m)

Window to the rear. Built in storage. Fitted carpet. Radiator.

Bathroom

Suite comprising roll top bath, wash hand basin, Wc and shower. Tiled walls. Window to the side.

Bedroom Four

10' 10" x 7' (3.30m x 2.13m)

Window to the front. Wood effect flooring. Radiator. Cupboard.

External

Forecourt to the front with gated access to the side leading to the rear garden. At the rear the garden comprises of a block paved area for alfresco entertaining, planting border and garden shed. There is a hardstand area with potential to create off road parking or a garage subject to the relevant planning permissions.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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