



Fenton Place, £145,000

- First Floor Flat
- Two Bedrooms & Attic Room
- Parking & Balcony To Rear
- Council Tax Band B
- Close Proximity to Town & Seafront
- EPC Rating: E



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About the property

Located within close proximity of Porthcawl town and Seafront along with local amenities is this first floor flat with balcony and parking to the rear. Two bedrooms plus an attic room. This flat offers great potential a a first time home or investment as a rental or holiday home.

Accommodation

Communal

Tiled floor. Door and stairs leading into the apartment

Landing

Fitted carpet. Access to the two bedrooms, lounge, bathroom, cloakroom and Kitchen. Built in store cupboard. Stairs to the attic room

Lounge

12' x 10' 2" (3.66m x 3.10m)

Feature fireplace with burner and hearth. Laminate flooring. Radiator. Box Bay window to the front. Coving to the ceiling.



Kitchen / Diner

13' 8" x 10' 6" (4.17m x 3.20m)

French doors to balcony. Fitted with a range of wall and base units. tiled splash back, built in oven and hob, sink and drainer, space for appliances and table and chairs. Exposed floorboards

Bedroom One

10' 7" x 11' 6" (3.23m x 3.51m)

Window to the rear. Fitted carpet. Radiator.

Bedroom Two

8' 8" x 6' 2" (2.64m x 1.88m)

Window to the front. Laminate flooring. Radiator.

Bathroom & Cloakroom

Suite comprising bath with shower and wash hand basin.
Window to the side. Separate Cloakroom comprising of Wc

Attic Room

Access to the eaves for storage. Fitted carpet. Skylight to the rear

External

There is a balcony area with railings accessed via the kitchen. To the rear there is a hardstand area utilised for off road parking

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.