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South Road, PORTHCAWL
£575,000

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About the property

An exceptionally presented executive semi-detached home, featuring three to four bedrooms, is offered for sale near Porthcawl Town. This extended property is situated on a spectacular plot.

Inside, the ground floor comprises an entrance hall, lounge, cloakroom, kitchen, and sunroom. The first floor hosts a lounge with a balcony, providing access to the office, bedroom, and bathroom. The second floor includes two additional bedrooms and a shower room.

Outside, a driveway to the side leads to a garage with an electric door. The rear boasts a larger-than-average garden with a patio area and a lawn.

To book your appointment please call Peter Alan Porthcawl on 01656 771600 or book your appointment online 24/7 at www.peteralan.co.uk.

Accommodation

Ground Floor

Entrance Hall

Accessed via composite front door. Tiled flooring. uPVC double glazed window. Access to lounge, cloakroom and kitchen. Access to walk in storage cupboard. Stairs leading to first floor.

Lounge

11' 1" x 10' 7" (3.38m x 3.23m)
Laminate flooring. uPVC double glazed box window.

Cloakroom

Fitted with a two piece suite comprising of wash hand basin and wc. Tiled splashbacks. uPVC double glazed window.

Kitchen/Diner

15' 7" max x 20' 5" max (4.75m max x 6.22m max)
Fitted with a matching range of wall and base units with granite worktops over. Inset one and half bowl sink with mixer tap. Built in double oven and microwave. Integrated fridge/freezer, dishwasher, washing machine. Feature island with breakfast space. Space for dining table. Open plan to sun room and access to garage.

Sunroom

12' 2" x 12' 6" (3.71m x 3.81m)
Tiled flooring. Two sets of bi - folding doors. Spotlights.





First Floor

Landing

Access to lounge, bedroom and bathroom. Fitted carpet. Storage cupboard.

Bedroom One/ Lounge

15' 7" x 11' 4" (4.75m x 3.45m)
Fitted carpet. uPVC double glazed doors with side panels to balcony. Access to study.

Study

12' 1" x 9' 2" (3.68m x 2.79m)
Fitted carpet. Skylight. Eaves storage.

Bedroom Two

15' 7" x 11' 1" (4.75m x 3.38m)
Fitted carpet. Fitted wardrobes. Two uPVC double glazed windows.

Bathroom

Fitted with a three piece suite comprising of wash hand basin, wc and bath with shower over. Porcelain tiled splashbacks. Tiled flooring. Spotlights. uPVC double glazed window.



Second Floor

Landing

Access to two further bedrooms and shower room. Fitted carpet.

Bedroom Three

11' 2" max x 15' 7" max (3.40m max x 4.75m max)
uPVC double glazed window plus two skylights. Fitted carpet. Eaves storage.

Bedroom Four

15' 7" max x 11' 1" max (4.75m max x 3.38m max)
Fitted carpet. uPVC double glazed window and skylight.

Shower Room

Fitted with a three piece suite comprising of wash hand basin, wc and shower cubicle. Porcelain tiled flooring. Porcelain tiled splashbacks. uPVC double glazed window.



Outside

To the side of the property is a driveway leading to garage. To the rear is a larger than average garden with a patio area and the remainder laid to lawn surrounded with shrubbery.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.