



Hawthorn Drive, £300,000

- Internal Viewing Recommended
- Orangery / Conservatory To Rear
- Bathroom & En-Suite Shower Room
- Three / Four Bedrooms
- Driveway, Carport & Garage
- EPC Rating: E



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About the property

Offered for sale is this traditional style double fronted semi detached bungalow located within South Cornelly. Within close proximity of the seaside town of Porthcawl and transportation links with the M4 and the train station at Pyle. Entrance hallway with stairs to the first floor. There are two double bedrooms to the front of the property, one of which is being utilised as a second reception room. The lounge to the rear and is open plan to the Orangery which overlooks the garden. The bathroom is on the ground floor with bath, wash hand basin and Wc. The Kitchen/dining room is fitted with a range of wall and base units with worktops over, windows to the rear and side along with space for a table and chairs. On the first floor there is access to the master bedroom with en-suite shower room and an additional bedroom being utilised as a dressing room with built in wardrobes. Block paved driveway to the front of the property providing off road parking with access to the carport at the side of the property and leading through to the garage which has an up an over door. The rear garden is enclosed with a paved patio area adjacent to the Orangery with steps leading down onto the lawn. There is a mix of planting with trees and a store shed with access to a deck area with provision for a hot tub. Viewing is recommended on this property - 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

Entrance Porch

Wood effect flooring. Access via glass panel door to the hallway

Hallway

Continuation of the wood effect flooring. Stairs to the first floor. Under stairs store cupboard

Reception Room/Bedroom

12' 10" x 12' 10" (3.91m x 3.91m)

Window to the front. Fitted carpet. Radiator. Coving to the ceiling

Bedroom

11' 10" x 10' 10" (3.61m x 3.30m)

Window to the front. Fitted carpet. Radiator. Coving to the ceiling

Lounge

15' x 11' 6" (4.57m x 3.51m)



Open plan to the Orangery/Conservatory. Fitted carpets. Contemporary radiator. Coving to the ceiling. Fire surround

Orangery/Conservatory

12' 2" x 9' 6" (3.71m x 2.90m)

Fitted carpet. Windows to the side and the rear with french doors leading into the garden. Roof lantern

Bathroom

Suite comprising bath with shower and side screen. Vanity unit with wash hand basin and Wc. Window to the rear

Kitchen/Diner

Fitted with a range of wall and base units with worktops over. Built in electric oven and a five ring gas hob. Sink and drainer. Provision for washing machine. Wall mounted boiler. Wood effect flooring. Windows to the side and the rear. Door to the side leading to the carport.

Landing

Access to the two further bedrooms

Master Bedroom

11' 10" x 11' 6" (3.61m x 3.51m)

Window to the front. Fitted carpet. Radiator. Access to the en-suite shower room

En-Suite Shower Room

Window to the rear. Suite comprising shower enclosure with screen, wash hand basin and Wc.

Bedroom/ Dressing Room

14' 5" x 8' 4" to wardrobe (4.39m x 2.54m to wardrobe)

Restricted head height towards eaves. Skylight to the rear.

External

Block paved driveway to the front of the property providing off road parking with access to the carport at the side of the property and leading through to the garage which has an up an over door. The rear garden is enclosed with a paved patio area adjacent to the Orangery with steps leading down onto the lawn. There is a mix of planting with trees and a store shed with access to a deck area with provision for a hot tub.

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.

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.

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