



## Flat 2, Porthcawl Court Dunbar Road, Ingol, Preston, PR2 3YE

### Offers In The Region Of £69,950

- Two Bedroom Duplex Apartment
- Modern Fitted Kitchen/Diner
- Very Well Maintained Building and a Private Car Park
- Ample Storage Throughout
- Private Entrance/Patio and Garden Area to the Side.
- Contemporary Shower Room
- Spacious Lounge with Dining Space

# Porthcawl Court Dunbar Road, Preston PR2 3YE

A spacious and well-presented two bedroom duplex apartment arranged over two floors, offering generous living accommodation throughout.

The property features two large double bedrooms, one of which benefits from built-in wardrobes, a bright and spacious lounge with ample room for dining, a modern fitted kitchen, and a stylish contemporary shower room. The property has ample storage throughout which is very useful.

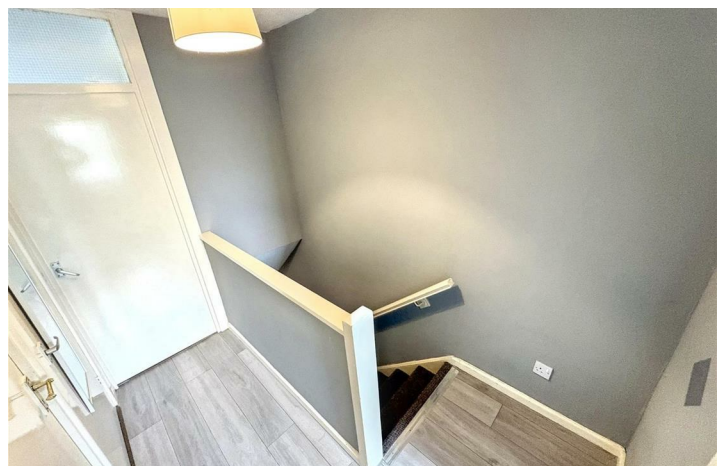
Ideally located in Ingol, the home offers close proximity to many amenities such as shops, highly regarded schools and public transport links. The buildings also provide large private car parks for residents.

Further benefits include a private front entrance, a private patio area, and a well-maintained building, making this an ideal home for first-time buyers, professionals, or investors alike.

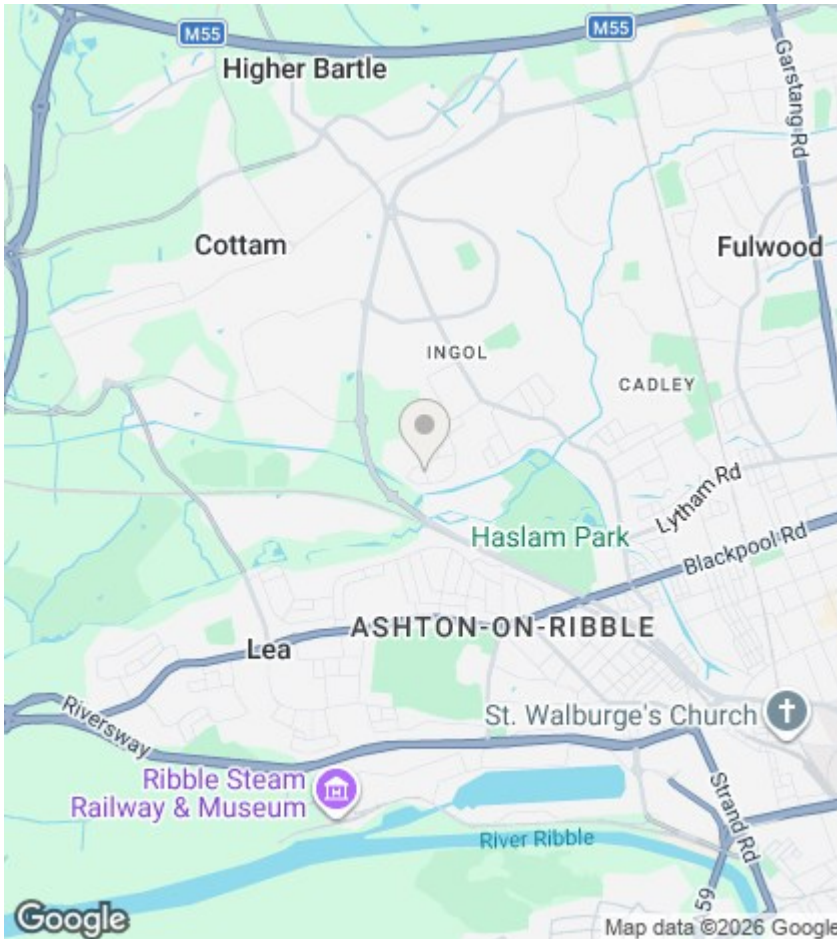
Early viewing is highly recommended to fully appreciate the space and quality this excellent duplex apartment has to offer.



Council Tax Band: A







## Directions

## Viewings

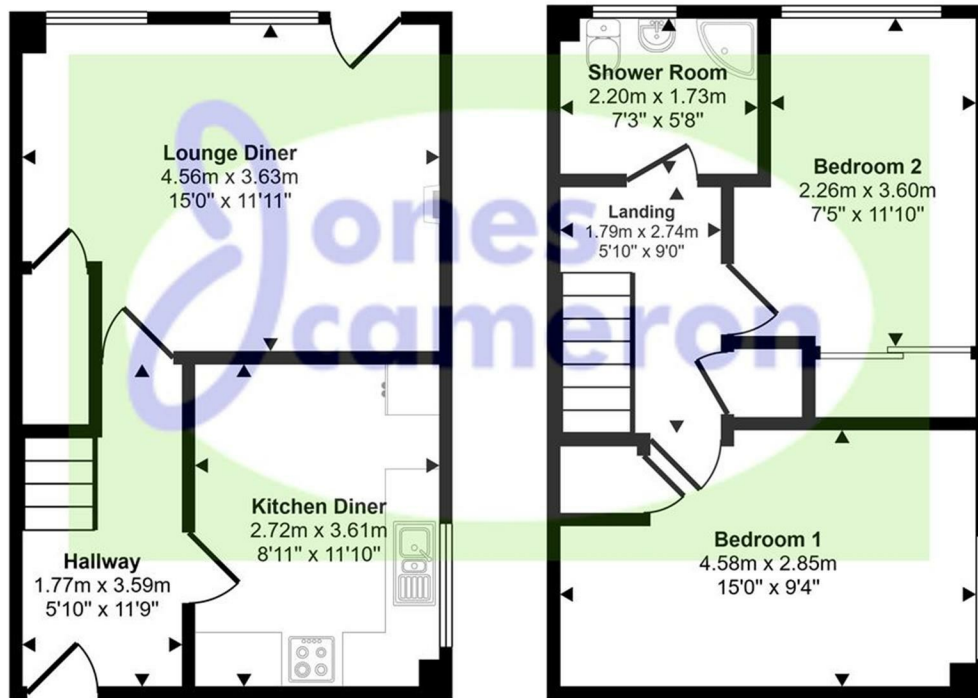
Viewings by arrangement only. Call 01772 888 887 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 79                      |
| (55-68) <b>D</b>                            | 61      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

68 sq m / 732 sq ft



Ground Floor  
Approx 34 sq m / 365 sq ft

First Floor  
Approx 34 sq m / 367 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate