

11, Esplanade House

Porthcawl, CF36 3YE

Watts & Morgan

11 Esplanade House

Porthcawl CF36 3YE

£239,950 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A well proportioned two double bedroom first floor apartment . Located off Porthcawl seafront in a desirable position just a stone throw away from the seafront itself. Within walking distance of local amenities, shops, restaurants and offering great access to Junction 37 of the M4 Motorway and Bridgend Town Centre. Accommodation comprises; entrance hall, main bedroom with built-in wardrobes and en-suite shower room, second double bedroom, bathroom and a wonderful open-plan kitchen/living area. Externally this apartment offers gated secure off road parking and and Being sold with no onward chain.

Directions

Your local office: Bridgend
T 01656 644288 (1)
E bridgend@wattsandmorgan.co.uk













Summary of Accommodation

ABOUT THE PROPERTY

Entered into the communal hallway with tiled flooring, steps lead up to the elevators and a door provides access down to the basement and gated off-road parking.
Apartment 11 is accessed on the first floor. Entered via a solid wood door into the entrance hallway with laminate flooring and all doors lead off. Off the entrance hallway is a built-in storage cupboard. The main open-plan kitchen/living area is a spacious reception room with windows to both front and rear aspects. The living room features laminate flooring and ample space for both freestanding lounge/dining furniture. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over. Integrated appliances to remain include 4-ring hob, oven, grill, extractor fan, and fridge/freezer. There is space provided for a further appliance and space for a breakfast area.
Bedroom one is a great sized main bedroom with carpeted flooring, a window to the rear and built-in wardrobes. Leading into an en-suite shower room fitted with a double walk-in shower, WC and wash hand basin with fully tiled walls and flooring. Bedroom two is a second double bedroom with carpeted flooring and a window to the rear. The bathroom is fitted with a 3-piece suite comprising of a bathtub with freehand over-head shower, WC and a wash hand basin. With fully tiled walls and flooring.

GARDENS AND GROUNDS

Esplanade House is situated on the seafront with wonderful views to the front. This apartment offers an allocated parking space in the gated secure car park. There is a communal bin store, entrance hallway and a lift with access to all floors.

ADDITIONAL INFORMATION

Leasehold.- 125 Year Lease with 102 Years remaining.
EPC Rating; ‘D'
Council Tax: 'D'
Ground Rent - £ 150 Per Annum
Service Charge - £3300 Annually

AML

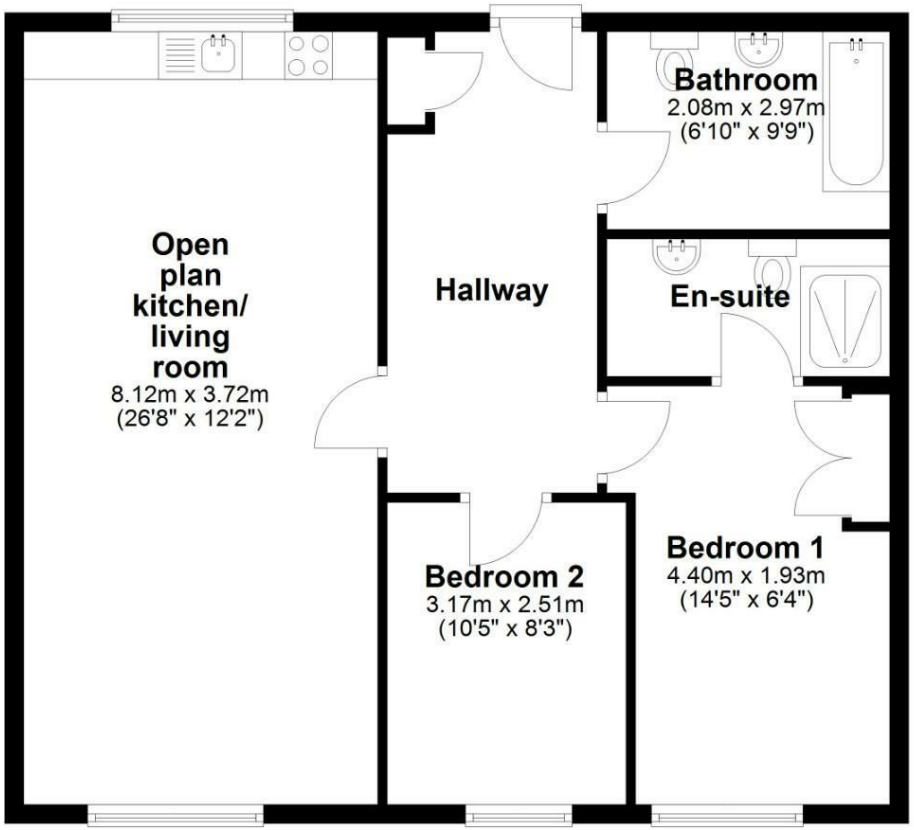
Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

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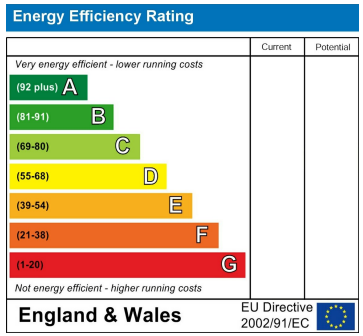
Apartment

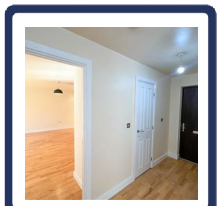
Approx. 71.1 sq. metres (765.5 sq. feet)



Total area: approx. 71.1 sq. metres (765.5 sq. feet)

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Scan to view property

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