



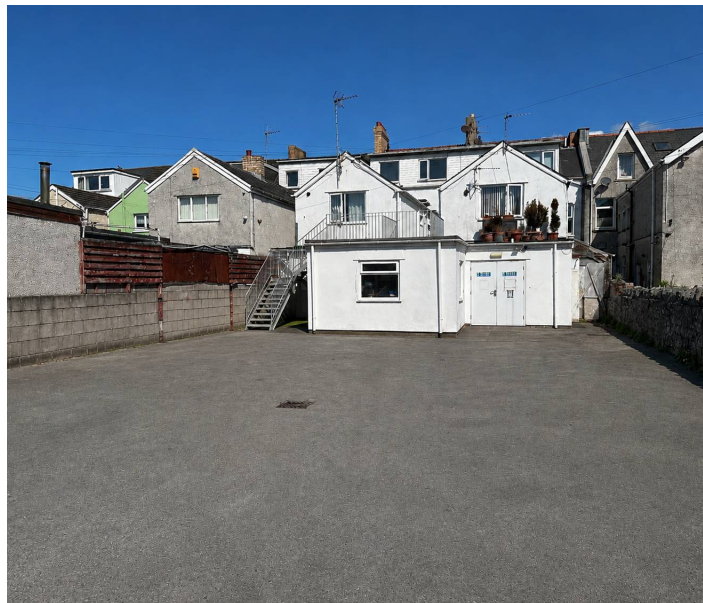
Flat 6, Campbell Court 36-38 New Road, Porthcawl - CF36 5DN
Porthcawl

£99,950

Flat 6

Campbell Court 36-38 New Road, Porthcawl

Welcome to this bright and well presented one bedroom flat, perfectly positioned on the first floor and offering a fantastic opportunity for both investors and first-time buyers. The property comes with a long leasehold (999 years from 2003), so you can enjoy real peace of mind about your investment. Inside, you'll find a comfortable living area leading to a modern kitchen, a spacious double bedroom, and a stylish bathroom (all finished to a good standard). The layout is practical and makes the most of every inch, giving you a cosy yet functional space to call your own. For added convenience, there is a private car park to the rear, making parking hassle-free. The flat is currently let to an established tenant who is paying £600 per calendar month, which could make this an appealing buy-to-let option. Located in an ideal spot for quick access to central Porthcawl, you're close to local shops, cafes, and transport links, so everything you need is within easy reach. Whether you're looking to step onto the property ladder or add to your portfolio, this flat is definitely worth a look. Book your viewing today and see the potential for yourself.





- First floor one bedroom flat
- Long leasehold - 999 yrs from 2003.
- Private car park to the rear
- Well presented throughout
- Established tenant currently paying £600pcm.
- Ideal location for access to central Porthcawl



Entrance

From the rear via communal car park. Wrought iron staircase leading to the first floor.

Access to the entrance hall via part frosted glazed PVCu front door.

Entrance hall

Central light fitting, wall mounted electric box and wood effect vinyl flooring. Door through to the inner hallway.

Inner hallway

Archway leading into the kitchen.

Kitchen

8' 4" x 7' 5" (2.55m x 2.25m)

Single glazed timber framed window overlooking the side and finished with central light fitting, wood effect vinyl flooring and wall mounted breakfast bar. A range of low level and wall mounted kitchen units in shaker style painted cream with complementary roll top work surface and ceramic tiles to the splash back. Inset sink with mixer tap and drainer and wall mounted gas fired combination boiler. Integrated electric oven with electric hob and overhead extractor hood. Integrated fridge and freezer and wall mounted electric heater. Archway through to the lounge.

Lounge

12' 4" x 9' 10" (3.75m x 3.00m)

Overlooking the rear via PVCu double glazed window with a fitted vertical blind and finished with fitted carpet, radiator and wall mounted electric feature fire.

Bedroom

11' 6" x 9' 0" (3.50m x 2.75m)

Overlooking the side via PVCu double glazed window with a fitted vertical blind and finished with vaulted ceiling, one feature papered wall, fitted carpet and large radiator.

Bathroom

Frosted glazed timber framed window to the side with a fitted venetian blind and finished with ceramic tiles to two walls and wall mounted heated towel rail. Three piece suite in white comprising WC, wash hand basin and bath with chrome mixer tap, shower attachment and over bath shower with ceramic tiles to the splash back.

Note

Being sold with established tenant in situ - current rent £600pcm. Insurance is currently £135 per annum.



Payton Jewell Caines

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