

1AR, ARLINGTON HOUSE, ARLINGTON ROAD, PORTHCAWL 329,000 GBP

PROPERTY INFORMATION:

Address	: ARLINGTON HOUSE, ARLINGTON ROAD, PORTHCAWL, Porthcawl Town, Porthcawl, CF36 3DF
Category	: Semi-Detached House
Type	: For Sale

PROPERTY INFORMATION:

A substantial 4 bedroom semi-detached house situated in close proximity of Porthcawl Town Centre. The property benefits from a large master bedroom with walk through dressing room and en-suite, good sized rooms, large rear garden and an integrated double garage.

Prestons are pleased to market for sale this substantial 4 bedroom semi-detached house situated in close proximity of Porthcawl Town Centre. The property benefits from a large master bedroom with walk through dressing room and en-suite, good sized rooms, large rear garden and an integrated double garage. Viewing is essential to appreciate the full potential of the accommodation on offer.

ACCOMMODATION COMPRISES :

- Entrance via part glazed uPVC front door to :
- PORCH : Dado rail. Mosaic tiled floor. Coving to ceiling. Wood door to :
- ENTRANCE HALL : Wood block floor. Radiator. Fitted cupboard housing meters. uPVC window. Stairs to first floor with fitted cupboard under. Picture rail.
- LOUNGE : 16'0" x 14'9" Into bay window to front elevation and overall. Radiator. Dado rail. Picture rail. Coving to ceiling. Original feature fireplace with tiled hearth and back plate.
- KITCHEN / DINING ROOM : 13'11" x 22'11" Overall and to rear elevation. Wood floor. Radiator. Feature fireplace with tiled hearth and back plate and cast iron fire. uPVC bi-folding doors to rear garden. Inset stainless steel sink and drainer with cupboards below. Range of wall and base units with rolled top worktop. Fitted gas range cooker with 5 burner gas hob and extractor over. Door to :
- UTILITY ROOM : 14'10" x 7'4" Tiled floor. Inset stainless steel one and half bowl sink and drainer unit with cupboards below. Range of wall and base units with rolled edge worktops. Fully glazed uPVC door to rear garden and uPVC windows. White ladder style radiator. Plumbing for dishwasher. Walls part tiled. Door to :
- INNER HALL / 2nd UTILITY ROOM : Plumbing for automatic washing machine. Space for tumble dryer. Two wall mounted cupboards. Cupboard. Rolled top work surface. Tiled floor. uPVC window. Access to loft space. Door to :
- DOWNSTAIRS WC : Suite in white comprising low level WC and a wash hand basin set in a vanity unit. Tiled floor. Mirrored wall cupboard. Chrome ladder style radiator. uPVC window.
- Stairs from ENTRANCE HALL to FIRST FLOOR and :
- LANDING : Carpet.
- Walk through fitted dressing room with wood floor, leading to :
- BEDROOM 1 : 14'3" x 16'9" To front of fitted wardrobes. Wood floor. Spotlighting to ceiling. Deep sill uPVC window to front elevation. Through fitted wardrobes to DRESSING ROOM : Wood flooring. Access to loft. Marble work surface and drawer units. Radiator. uPVC window. Door to :
- EN-SUITE : 7'8" x 7'1" Suite in white comprising low level WC, bidet, wash hand basin set in a vanity unit and a large corner shower enclosure. Walls fully tiled. Tiled floor. Chrome ladder style radiator. Spotlighting to ceiling.
- BEDROOM 2 : 13'5" x 14'7" Overall and into uPVC bay window to front elevation. Carpet. Feature original fireplace with cast iron fire. Radiator.
- BEDROOM 3 : 9'10" x 13'10" Overall. Laminate floor. Feature original fireplace with inset cast iron fire. uPVC window to rear elevation.
- BEDROOM 4 : 10'4" x 9'11" To front elevation. Laminate flooring. Radiator. Picture rail. uPVC window.
- BATHROOM : 10'4" x 10'9" Overall and to rear elevation. Suite in white comprising low level WC, bidet, pedestal wash hand basin, rolled top bath with mixer tap and a large double walk in shower enclosure. Feature original fireplace with cast iron fire. Tiled floor. Walls mainly tiled in ceramic tiles. Chrome ladder style radiator. Spotlighting to ceiling. uPVC window.
- OUTSIDE : Garden to front mainly to pavior. Side drive leading to large integrated DOUBLE GARAGE : Power & Light. Wall mounted gas central heating boiler. Electric up and over door. Personal door from garage to CONSERVATORY : 12'11" x 11'9" of uPVC construction over brick base. uPVC windows and double opening doors to rear garden. Personal door to rear of garage. Polycarbonate roof. REAR GARDEN mainly to lawn, mature trees and shrubs. Decked area adjacent to property.

TENURE : FREEHOLD

PRICE : £329,000

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 of the property. It is not scale and should not be relied upon for dimensions.Â Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents.Â The buyer is advised to obtain verification from their solicitor or surveyor.Â

BASE INFORMATION:

Bed : 4

Living Areas : 3

CONVENIENCE:

AGENT:

Name **Prestons**