

CHERRY TREE AVENUE, DAN Y GRAIG, PORTHCAWL 409,000 GBP

PROPERTY INFORMATION:

Address	: CHERRY TREE AVENUE, DAN Y GRAIG, PORTHCAWL, Dan Y Graig, Porthcawl, CF36 5RD
Category	: Detached House
Type	: For Sale

PROPERTY INFORMATION:

Prestons are pleased to market for sale this immaculately presented 4/5 bedroom detached house situated in the sought after area of Dan y Graig, Porthcawl. This popular location is within close proximity of Newton Village and all its amenities, including local schools. The house benefits from ample family accommodation, off road parking and a garage. An internal viewing is highly recommended in order to fully appreciate this property.

ACCOMMODATION COMPRISES : Entrance via part glazed uPVC front door with matching half glazed side screen to : ENTRANCE HALL : Laminate flooring. Coving to ceiling. Stairs to first floor with cupboard under. LOUNGE : 16'7" x 12'11" Overall and to rear elevation. Feature fire place with marble effect hearth. Laminate flooring. Coving to ceiling. Radiator. uPVC window. KITCHEN / DINER : 29'1" x 11'0" Overall and to side elevation. Inset one and half bowl sink with mixer tap over and cupboards below. Range of fitted wall and base units with rolled edge work surface over and incorporating gas hob and an eye level double oven. Space for American fridge/freezer. Breakfast bar. Coving to ceiling. Laminate flooring. Walls are part tiled. Space for table and chairs. uPVC window to front and rear. Half glazed door to side. Spotlighting to ceiling. Half glazed double opening solid wood doors to : CONSERVATORY : 14'3" x 12'9" Side of uPVC construction over solid base with polycarbonate roof. Laminate flooring. Radiator. Double opening uPVC doors to rear. SHOWER ROOM / UTILITY : Suite in white comprising large double shower enclosure with shower over, pedestal wash hand basin and a low level WC. Plumbing for automatic washing machine. Wall mounted gas central heating boiler. Walls mainly tiled. Tiled floor. Spotlighting to ceiling. Extractor fan. uPVC glazed window to side. BEDROOM 5 / SITTING ROOM : 13'7" x 10'11" To front elevation. Laminate flooring. Coving to ceiling. Radiator. Fitted cupboard. uPVC window. Stairs from Entrance Hall to First Floor and : LANDING : Of good size. Velux. Radiator. Access to loft space. Airing cupboard with radiator. Carpet. BEDROOM 1 : 13'10" x 10'1" Excluding recess and entrance recess. Carpet. Radiator. uPVC window to front elevation. Door to : EN-SUITE : 7'10" x 7'5" Suite in white comprising low level WC, pedestal wash hand basin and a rolled top bath. Walls part tiled. Laminate flooring. Spotlighting to ceiling. Extractor fan. Chrome ladder style radiator. BEDROOM 2 : 11'1" x 12'3" To rear elevation. Carpet. Radiator. uPVC window. BEDROOM 3 : 13'2" x 8'11" Overall and to front elevation. Carpet. Radiator. uPVC window. BEDROOM 4 : 12'1" x 8'11" To rear elevation. Carpet. Radiator. uPVC window. BATHROOM : Suite in white comprising shaped panel bath with shower attachment off mixer tap over, wash hand basin and a low level WC with concealed cistern in vanity unit. Walls fully tiled. Laminate flooring. Spotlighting to ceiling. Extractor fan. Chrome ladder style radiator. uPVC window. Shelving. OUTSIDE : Garden to front mainly to chippings with mature shrubs. Block pavior leading to concrete side drive providing off road parking and access to the GARAGE with up and over door, power and light. Garden leading from front all around in chippings and hedge borders. Patio area adjacent to property. Slate chippings. Hedge borders. TENURE : Freehold PRICE : £409,000 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. 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.

CONVENIENCE:

AGENT:

Name **Prestons**