

PROPERTY INFORMATION:

Address : Flat 3, 22 SUFFOLK PLACE, Porthcawl Town,
Porthcawl, CF36 3EA, Bridgend
Category : Flat / Apartment
Type : For Sale

PROPERTY INFORMATION:

Prestons are pleased to market for sale this two bedroom property in need of some attention. The property is ideally located within a short walk to all local amenities, such as primary & comprehensive schools and the town centre.

ACCOMMODATION COMPRISES: Entrance via part glazed wooden front door to: COMMUNAL ENTRANCE HALL: Mosaic floor. Decorative archway. Stairs to first and second floor. Wooden door to: ENTRANCE HALL: Carpet. Dado Rail. Access to loft space. LOUNGE: 12'8" X 11'1" Overall and to side and rear elevation. Carpet. Radiator. 2 x Velux windows. KITCHEN: 8'3" X 6'2" Overall. Inset sink and drainer unit with cupboards below. Range of base units with rolled edge work surfaces incorporating gas hob with oven below. Integrated fridge / freezer. Plumbing for automatic washing machine. Walls part tiled. 3 x Velux windows to rear. Cushion flooring. BEDROOM 1: 12'1" X 9'4" Excluding entrance recess to front elevation. Carpet. Radiator. uPVC window. Cupboard housing wall mounted gas boiler. BEDROOM 2: 9' X 6' To front elevation. Carpet. Radiator. uPVC Velux window. BATHROOM: Suite in white comprising: Panelled bath with shower attachment from mixer tap. Low level flush w.c. Pedestal wash hand basin. Ladder style radiator. Walls part tiled. Velux window. TENURE: Leasehold PRICE: £99,000 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.

BASE INFORMATION:

Bed : 2
Living Areas : Lounge

CONVENIENCE:

AGENT:

Name **Prestons**