

PROPERTY INFORMATION:

Address : NEW ROAD, Porthcawl Town, Porthcawl, CF36 5BE
Category : Flat / Apartment
Type : For Sale

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Prestons are pleased to market for sale this two bedroom purpose built ground floor flat situated close to the village of Newton and to the town centre of Porthcawl and all its amenities with schools nearby. In good order throughout an internal viewing is highly recommended.

Prestons are pleased to market for sale this two bedroom purpose built ground floor flat situated close to the village of Newton and to the town centre of Porthcawl and all its amenities with schools nearby. In good order throughout an internal viewing is highly recommended. ACCOMMODATION COMPRISES: Entrance via half glazed uPVC front door to: ENTRANCE HALL: Wood floor. Large fitted cupboard. Radiator. LOUNGE / DINER: 16m² x 10m² uPVC picture window to front elevation. Wood floor continued from entrance hall. Coving to ceiling. Radiator. KITCHEN: 10m² x 8m² uPVC window to front elevation. Inset sink and drainer unit with cupboards below. Range of matching base and wall units with rolled edged work surfaces over incorporating electric hob with oven below and extractor over. Plumbing for an automatic washing machine and dishwasher. Space for tumble dryer. Wall mounted gas boiler. Walls part tiled. Floor tiled in a ceramic glaze. Coving. Radiator. BEDROOM 1: 9m² x 12m² To rear elevation. Wood flooring continued from entrance hall. Coving to ceiling. Radiator. uPVC windows and door to: CONSERVATORY: 8m² x 7m² 10m² of uPVC construction over a brick base with a polycarbonate roof. Tiled floor. Power points. uPVC door to rear garden. BEDROOM 2: 8m² x 8m² 11m² uPVC window to rear elevation. Wood flooring continued from entrance hall. Coving to ceiling. Radiator. SHOWER ROOM: Suite in white comprising of: Low level flush w.c. Pedestal wash hand basin. Large double shower enclosure with shower over. Walls fully tiled. Floor tiled in a ceramic glaze. Coving to ceiling. Chrome ladder style radiator. uPVC window. OUTSIDE: Garden to front elevation provides three parking spaces for each flat. Rear garden laid mainly to patio with raised planter. Shed. TENURE: Leasehold PRICE: £195,000 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

CONVENIENCE:

AGENT:

Name **Prestons**