



1, Heol -Y-Graig  
Porthcawl, CF36 5PB

Watts  
& Morgan



# 1 Heol -Y-Graig

Porthcawl CF36 5PB

**\*\* Guide Price £325,000 - £350,000**

**\*\***

**2 Bedrooms | 1 Bathrooms | 1 Reception Rooms**

**\*\* GUIDE PRICE £325,000 - £350,000 \*\***

A spacious detached 2 double bedroom bungalow situated in Newton, Porthcawl. Located in a sought after village location within walking distance of local shops, Public houses, schools and Newton Beach itself. Newton is within walking distance Porthcawl Town Centre and sea front with multiple beaches. Accommodation comprises; entrance porch, open-plan living room/kitchen, inner hallway/sitting room, 2 double bedrooms, utility and a bathroom. Externally offering off-road parking to the front for 2 vehicles and an enclosed rear garden. Being sold with no-ward chain. EPC Rating; 'D'.

## Directions

\* Porthcawl - 2.0 Miles \* Bridgend - 5.4 Miles \* Cardiff - 28.0 Miles \* Swansea - 24.0 Miles \* J37 of the M4 -4.0 Miles

**Your local office: Bridgend**

**T** 01656 644288 (1)

**E** [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)







## Summary of Accommodation

---

### ABOUT THE PROPERTY

Entered via a solid wood front door into the entrance porch with vinyl flooring, 2 stained glass windows to the front and an obscured window looking into the inner hallway.

The open-plan living room/kitchen is a spacious light reception room with carpeted flooring to the front and windows over-looking the front. There is a central feature tiled fireplace with hearth and surround and a gas fire. An opening leads into the kitchen with vinyl flooring, windows over-looking the rear garden and a door leading into the utility. The kitchen is fitted with a range of coordinating wall and base units with complementary laminate work surfaces over with tiled splash-backs. Integrated appliances include; oven/grill, microwave, 4-ring gas hob with stainless steel extractor hood and stainless steel sink with drainer and swan neck mixer tap. There is space for a freestanding fridge/freezer. The utility has space and plumbing for appliances, vinyl flooring and a fully glazed PVC door out to the rear garden.

The inner hallway/sitting room has a feature original oven and a built-in storage cupboard housing the "Glow-worm" gas combi boiler. There is access to the loft hatch and all doors lead off.

Bedroom One is a double bedroom with carpeted flooring, windows to the front and built-in wardrobes. Bedroom Two is a second double bedroom with built-in wardrobes and windows to the rear.

The bathroom is fitted with a 3-piece suite comprising of a bath with an electric over-head shower, wash hand basin and WC. With vinyl flooring, tiling to the walls and an obscured window to the rear.

### GARDENS AND GROUNDS

Approached off Heol-Y-Graig, no. 1 benefits from off-road parking to the front for 2 vehicles, a lawned garden with mature shrub borders and a timber gate providing access to the side. To the rear is an enclosed garden enclosed via original stone walls, a patio area and a decked area perfect for outdoor furniture and the remainder is laid to lawn.

### ADDITIONAL INFORMATION

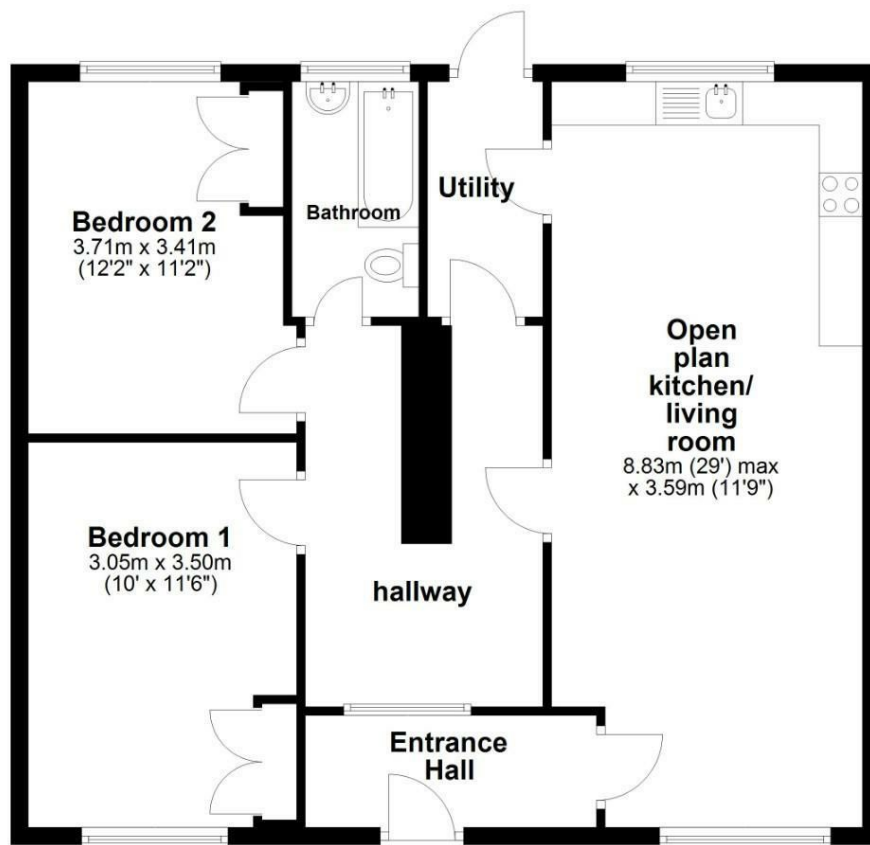
Freehold. All mains connected. EPC Rating; 'D'. Council Tax is Band 'E'.

---



## Ground Floor

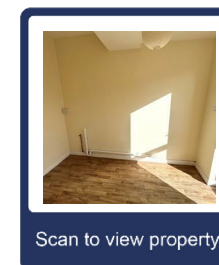
Approx. 81.5 sq. metres (877.5 sq. feet)



Total area: approx. 81.5 sq. metres (877.5 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>85</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>67</b> |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |



Scan to view property