



67, West End Avenue
Porthcawl, CF36 3NH

Watts
& Morgan

67 West End Avenue

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£385,000 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

This versatile four bedroom semi-detached chalet bungalow is located in a sought after part of Nottage in Porthcawl. The accommodation, which has been generously extended, comprises: two reception rooms which can be utilised as bedrooms, a large open plan kitchen/family room with bi-fold doors onto the rear garden, family bathroom. First floor landing, two bedrooms, dressing room which could be utilised as a bedroom or study, shower room. Externally, the property benefits from an interlocking brick driveway with parking for multiple vehicles, landscaped rear garden laid with patio and lawn, further patio with pergola and outside lighting and power points. EPC Rating "TBC"

Directions

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

The property is entered via a composite front door which leads into the entrance hallway offering decorative tiled flooring, a stylish chrome radiator and handy storage cupboard. Doors lead to the office and lounge, alternatively these can be utilised as bedrooms one and two. The staircase leads to the first floor with feature lighting inset into the wall and finished off with an oak banister.

The office/bedroom two is a generous size double room with laminate flooring, chrome radiator and 'Hilary' shutter blinds.

The lounge/bedroom one is a generous size room offering floor to ceiling windows with fitted 'Hilary' shutter blinds, laminate flooring, chrome radiator, and a beautiful feature fireplace with a Topstak wood burner and driftwood mantle.

The family bathroom has been fitted with a 3-piece bathroom suite comprising an L-shaped panelled bath with thermostatic rainfall shower over, wash-hand basin set within a vanity unit and WC. Further features include part tiled walls, inset ceiling lighting and an obscured glazed window.

The open plan kitchen/family room is situated to the rear of the property offering tiled flooring. The kitchen/family room offers generous living space with its added extension to the rear. The kitchen is fitted with a range of base and wall units with display cabinets, pan drawers, built-in bin storage and multiple storage solutions. Space has been provided for an American fridge freezer and a rangemaster cooker. Integrated appliances to remain include a dishwasher and a washer/dryer. Further features include a substantial island counter with breakfast bar, double Belfast sink with waste disposal unit and quartz work surfaces. The family room area benefits from chrome radiators, a Topstak wood burning fire in black. Space is provided for an 8-seater dining table. To the rear of the property there are bi-folding doors opening fully onto the rear garden and above the island counter, there is a beautiful lantern skylight which brings in plenty of natural sun light.



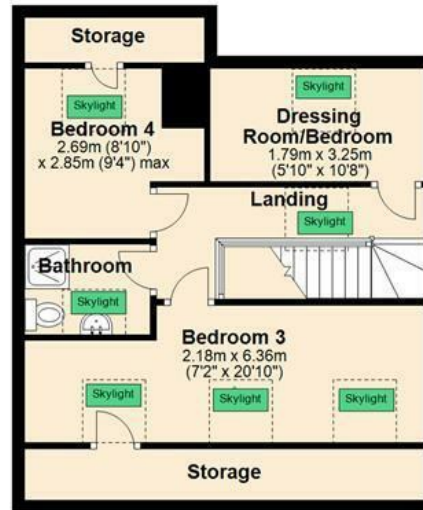
Ground Floor

Approx. 84.7 sq. metres (912.0 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.6 sq. feet)



Total area: approx. 124.7 sq. metres (1342.6 sq. feet)

All measurements are approximate and for display purposes only.
Plan produced using PlanUp.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

