37, Park Avenue

Porthcawl, CF36 3ER

Watts & Morgan

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£399,950 Freehold

4 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A spacious and well-presented four-bedroom family home, ideally situated just off the Porthcawl seafront. This desirable property is within easy walking distance of Porthcawl Town Centre, providing convenient access to a wide range of local shops, amenities, schools, Rest Bay, and the popular Porthcawl promenade.

The accommodation briefly comprises a porch, welcoming entrance hall, two generous reception rooms, a spacious kitchen, outer porch, ground floor WC, and an integral garage. To the first floor are four well-proportioned bedrooms, a family bathroom, and a separate WC.

Externally, the property benefits from a generous south-facing rear garden, predominantly laid to lawn and bordered by mature shrubs, creating a private and attractive outdoor space. A patio area at the rear of the garden provides an ideal spot for outdoor dining and entertaining. The property also benefits from an external WC. Offered to the market with no onward chain.

Directions

* Bridgend - 7.2 Miles * Cardiff - 28.0 Miles * J37 of the M4 - 4.0 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

Accessed via a PVC front door with glazed side panels, the property opens into a practical entrance porch with tiled flooring and a side-facing window, which then leads into the welcoming entrance hall, which features carpeted flooring and a staircase rising to the first floor.

The spacious front reception room benefits from continuation of the carpeted flooring and a large front-facing bay window, creating a bright and inviting living space. To the rear, the second generous reception room also enjoys carpeted flooring, a charming bay window overlooking the garden, and a feature gas fireplace.

The ground floor WC is fitted with a two-piece suite comprising a wash hand basin and WC, complemented by tiled flooring.

The rear-facing kitchen offers an excellent range of wall and base units with complementary work surfaces. There is space for two appliances, while a rear-facing window provides pleasant views over the garden. Additional natural light is provided by two side-facing windows, and a PVC door leads to an outer porch, offering convenient access to both the front and rear of the property.

To the first floor, the carpeted landing provides access to three well-proportioned double bedrooms, a single bedroom, the family bathroom, and a separate WC.

The main bedroom is a spacious rear-facing double featuring carpeted flooring, a large bay window overlooking the garden, and three double fitted wardrobes providing excellent storage.

Bedroom two is another generous double room, complete with carpeted flooring, two built-in double wardrobes, and a front-facing bay window.

Bedroom three is also positioned at the rear of the property and benefits from carpeted flooring and a large rear-facing window that wraps around the side, allowing plenty of natural light.

The family bathroom is fitted with a two-piece suite comprising a wash hand basin and bath with shower over. The room is fully tiled to both the walls and floor and benefits from a rear-facing window. A useful built-in storage cupboard houses the boiler.

The separate WC is fully tiled and features a front-facing window.

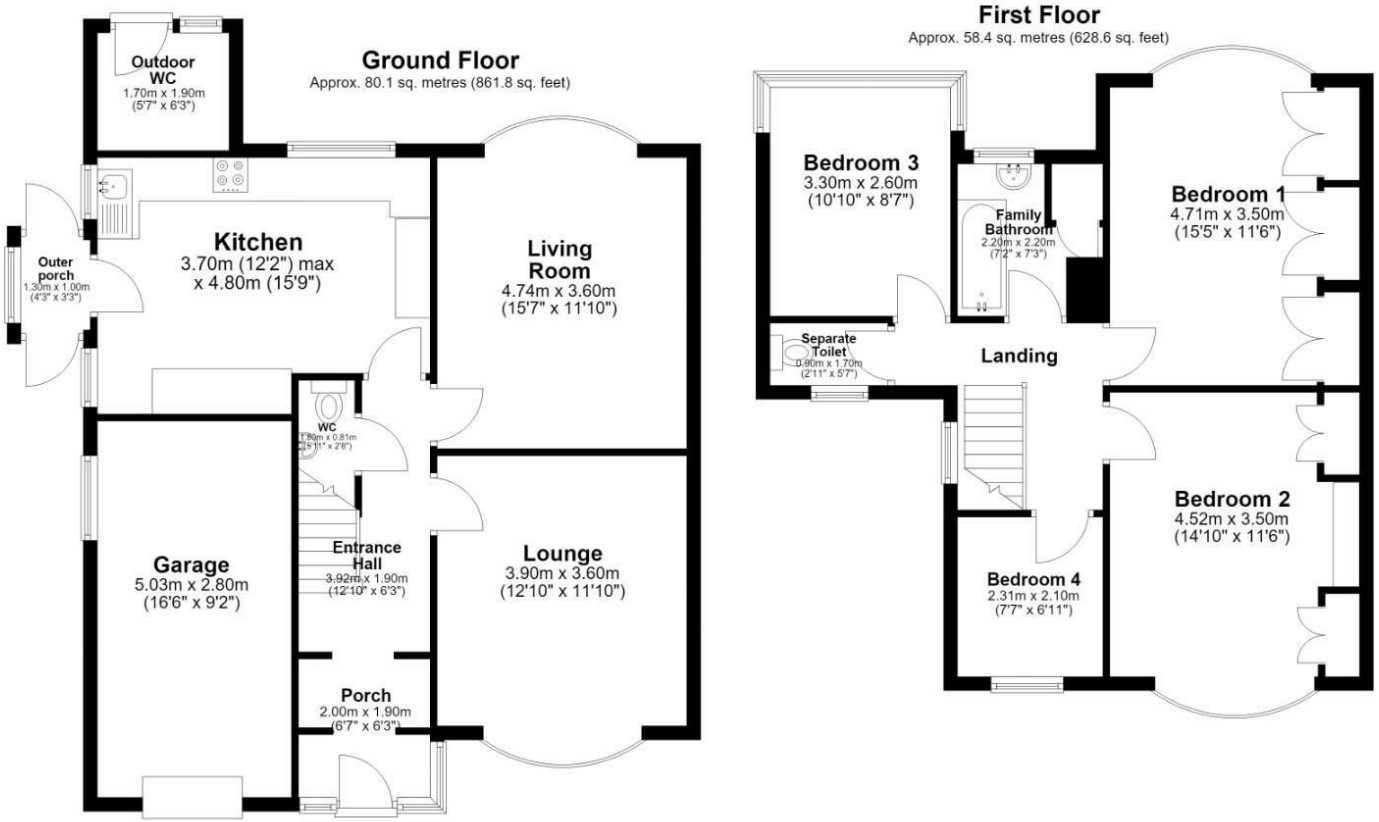
Bedroom four is a well-proportioned single room situated at the front of the property, complete with carpeted flooring and a front-facing window.

GARDEN AND GROUNDS

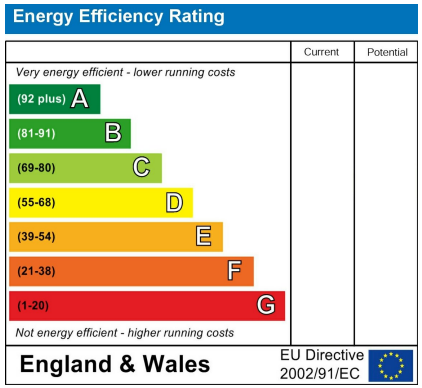
Approached off Park Avenue, No. 37 enjoys a beautifully maintained, enclosed private rear garden, featuring a generous lawn and patio area, ideal for outdoor dining and entertaining. The garden is bordered by secure walls and fencing, providing a private outdoor space, and also benefits from a garden shed and an external WC. The property further benefits from an integral garage with an electric garage door.

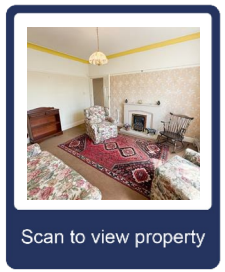
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; ‘TBC’. Council Tax is Band 'E'.



Total area: approx. 138.5 sq. metres (1490.4 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.

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