



49, South Road  
Porthcawl, CF36 3DG

Watts  
& Morgan



49, South Road

Porthcawl CF36 3DG

**£550,000 Freehold**

**4 Bedrooms | 2 Bathrooms | 5 Reception Rooms**

A spacious traditional four double bedroom detached property situated in a popular location in Porthcawl on South Road within walking distance to Porthcawl Sea Front with reputable schools, shops, amenities and offering great access to Bridgend Town Centre and Junction 37 of the M4. Being sold with no onward chain. The accommodation is in need of modernisation offering huge potential. Comprising of porch, entrance hall, lounge, sitting room, study, dining room, conservatory, utility, shower room and kitchen. First floor landing, four generous double bedrooms, bathroom and separate WC. Externally offering a private driveway and a substantially large rear garden. Chain Free.

#### Directions

\* Bridgend - 6.0 Miles \* Cardiff - 28.0 Miles \* J37 of the M4 - 4.0 Miles



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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a solid wood front door with stained glass feature into the porch with an internal stained glass door into the main hallway. The main hallway has carpeted flooring, carpeted staircase rising to the first floor and a large understairs storage cupboard. To the front of the property is the living room with exposed floorboards, large bay window to the front and a central feature exposed brick chimney with a tiled hearth and solid wood surround with original coving. The sitting room is a spacious second reception room with carpeted flooring, two windows overlooking the front and a fireplace with hearth and surround. There is a stained glass door leading into a study with original woodblock flooring, window to the front and rear aspects and built-in shelving. An archway leads into the ground floor shower room and there is also a large built-in storage cupboard. The ground floor shower room is fitted with a 3-piece suite comprising of a walk-in tiled shower, WC and wash-hand basin with tiling to the walls, vinyl flooring and window to the rear.

The kitchen is fitted with a range of coordinating solid wood wall and base units with complementary work surfaces over with vinyl flooring, tiling to the walls and window to the side. Integrated appliances include the 1½ bowl stainless steel sink, freestanding range oven with 6-ring gas hob and extractor hood over and integrated dishwasher. The dining room benefits from vinyl flooring, an opening into the sunroom and a door providing access into a conservatory which leads to the boiler room. The sun room has tiled flooring, windows overlooking the rear garden and double doors opening out to the rear garden.

The first floor landing benefits from carpeted flooring, access to the loft hatch and a stained glass feature window to the side. Bedroom one is a spacious main bedroom with built-in storage, carpeted flooring and two windows to the front aspect. Bedroom two is a second spacious double with built-in storage, carpeted flooring and two windows to the front. Bedroom three is a third double with carpeted flooring and window to the rear. The fourth double bedroom benefits from carpeted flooring and two windows to the rear. The bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower, sink inset within unit and a bidet with panelling and tiling to the walls, vinyl flooring and window to the side. The separate WC with a window to the rear.

### GARDENS AND GROUNDS

Approached off South Road No.49 benefits from a driveway to the side with off-road parking for numerous vehicles leading down to the rear garden. To the rear is a substantially large enclosed garden with a patio area, the remainder is laid to lawn enclosed via stone boundaries with outdoor storage shed and greenhouse.

### SERVICES AND TENURE

Freehold. All mains services connected. EPC Rating "E". Council Tax Band "G".





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		66
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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