



20, St. Michaels Road
Porthcawl, CF36 5SB

Watts
& Morgan

20 St. Michaels Road

Porthcawl CF36 5SB

£310,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A beautiful two bedroom semi detached bungalow located in a popular location in Porthcawl within walking distance of local amenities, shops, schools and close to Porthcawl Town Centre. Accommodation comprises of entrance hallway, living room, family bathroom, bedroom, kitchen/dining room and utility room to the ground floor. To the first floor, one large main bedroom with Velux windows. Externally offering a large front driveway providing off-road parking for multiple vehicles and an enclosed rear garden with large summer house. No onward chain.

Directions

* Porthcawl Town Centre - 1.7 Miles * Bridgend Town Centre- 5.5 miles * Cardiff City Centre - 30 Miles * J37 of the M4 - 3.7 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

The property is entered via a PVC front door into the entrance hallway, which benefits from having carpeted flooring and a useful store cupboard.

The second bedroom is positioned to the front of the property, which features the continuation of the carpeted flooring and a front facing window.

The spacious living room features carpeted flooring and has a large front facing bay window, allowing plenty of light to fill the room.

The family bathroom benefits from tiled flooring and a side facing window and is fitted with a three-piece suite comprising a wash hand basin, WC, and large walk in shower.

The large kitchen/dining room benefits from continuation of the parquet flooring through the dining room and tiled flooring to the kitchen. The open plan room enjoys two rear-facing windows and a side-facing window and provides access to the rear garden via a single patio door as well as access to the first floor via a carpeted staircase. The kitchen is fitted with a range of modern base units with complementary work surfaces. Appliances include a dishwasher, which can be removed upon request.

The small utility room leads off from the kitchen which includes a continuation of the tiled flooring, as well as a side facing window and access to the rear garden via a single patio door. There is also a fridge freezer included, which can be removed upon request.

To the first floor is the main bedroom which is a very spacious double room and features carpeted flooring and 2 large Veulx windows, allowing the room to feel bright and airy. The room also benefits from having storage in the eaves.

GARDENS AND GROUNDS

Approached off St. Michaels Road, number 20 enjoys a large frontal driveway, providing off road parking for multiple vehicles, which is bordered by walling. There is a fully enclosed rear garden with a combination of patio and lawned areas, all bordered by secure fencing. There is also a large summer house with electric supplied.

ADDITIONAL INFORMATION

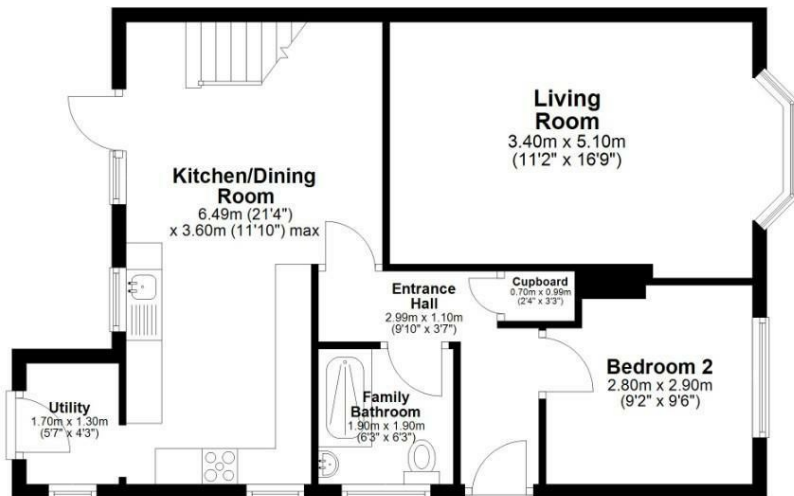
Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'C'.



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.

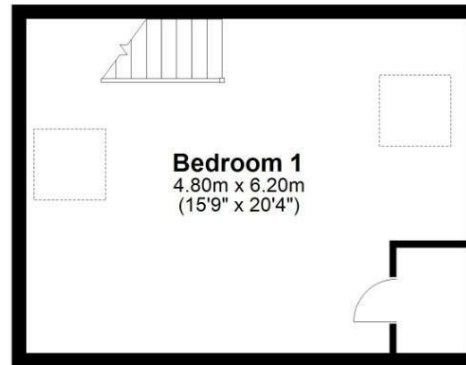
Ground Floor

Approx. 59.7 sq. metres (643.0 sq. feet)



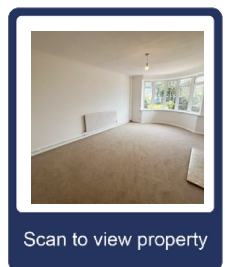
First Floor

Approx. 29.8 sq. metres (320.3 sq. feet)



Total area: approx. 89.5 sq. metres (963.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on
f i t

**Watts
& Morgan**