



30, Esplanade House
Porthcawl, CF36 3YE

Watts
& Morgan

30 Esplanade House

Esplanade, Porthcawl CF36 3YE

£195,000 Leasehold

1 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A modern one bedroom furnished apartment with outstanding sea views in Porthcawl town with shops, bars, theatre and restaurants within walking distance. Accommodation briefly comprises entrance hallway, bathroom with shower, open plan lounge with balcony and seas views. Kitchen area with integrated appliances. Double bedroom with fitted wardrobe space. Allocated Parking Space. EPC Rating: D. No onward chain.

Directions

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Entered into the communal hallway with tiled flooring and steps lead up to access to the lift and access into the basement car parking. No. 30 is located on the 3rd floor.

Entered into the hallway with laminate flooring and two built-in storage cupboards. The open-plan kitchen/dining/living room is a generous sized reception room with laminate flooring, windows to the side with wonderful sea views and a fully glazed door opening out onto a private balcony with wonderful views over Porthcawl seafront. There is ample space for both lounge and dining furniture. The kitchen has been fitted with a range of coordinating wall and base units with complimentary work surfaces over. With tiled splash-backs, spotlighting and a window to the front. Integrated appliances include; 4-ring 'AEG' electric hob with 'AEG' oven, grill and stainless steel extractor hood over, fridge/freezer and dishwasher. There is space provided for a freestanding fridge/freezer and there is a one and a quarter bowl stainless steel sink with drainer.

The bedroom is a good sized double bedroom with carpeted flooring, built-in wardrobes and a window to the side. The bathroom is fitted with a 3-piece suite comprising of a bathtub with over-head shower and glass screen and mixer taps, wash hand basin and a WC. With fully tiled walls and flooring, chrome ladder radiator, spotlighting and extractor fan.

GARDENS AND GROUNDS

Esplanade House is situated on the seafront with wonderful views to the front. This apartment offers an allocated parking space in the gated secure car park. There is a communal bin store, entrance hallway and a lift with access to all floors.

ADDITIONAL INFORMATION

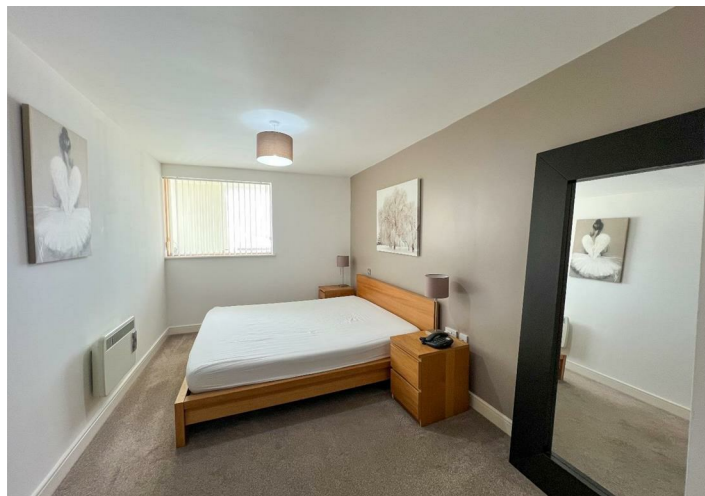
Leasehold. 125 years from 2002. - 102 Years remaining

Ground rent - £100 per annum

Service charge - £2818 per annum

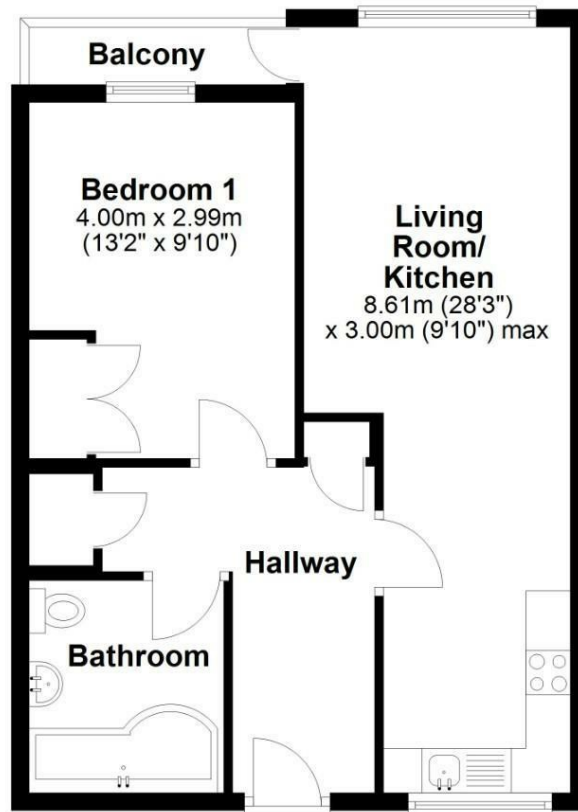
EPC Rating; 'C'.

Council Tax is Band 'D'.



Ground Floor

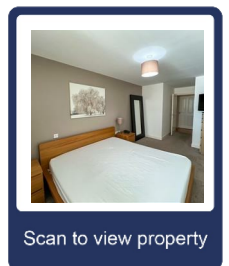
Approx. 49.8 sq. metres (535.8 sq. feet)



Total area: approx. 49.8 sq. metres (535.8 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) A		
(81-91) B		
(69-80) C	80	86
(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



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