



14, George Thomas Close.
Porthcawl, CF36 3PH

Watts
& Morgan

14 George Thomas Close.

Nottage, Porthcawl CF36 3PH

£275,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A three-bedroom semi-detached property offered for sale with no onward chain. Situated in a popular cul-de-sac in Porthcawl, the property is within walking distance of the seafront, a choice of beaches, local shops, and restaurants.

The accommodation comprises an entrance hallway, living room, kitchen, and dining room to the ground floor. To the first floor are three well-proportioned bedrooms and a shower room. Externally, the property benefits from a private driveway to the front, providing off-road parking, and an enclosed rear garden, ideal for outdoor enjoyment.

Directions

* Porthcawl - 2.0 Miles * Bridgend - 5.4 Miles * Cardiff - 28.0 Miles * Swansea - 24.0 Miles * J37 of the M4 - 4.0 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

Entered via a uPVC front door into the welcoming entrance hallway, which features fitted carpeting, a staircase rising to the first-floor landing, and a built-in understairs storage cupboard.

The living room is a spacious reception room with carpeted flooring, a window overlooking the rear garden, and a full-length glazed door providing direct access outside. The kitchen is fitted with a range of matching wall and base units with complementary work surfaces over, tiled flooring, and partially tiled walls. Included in the sale are the integrated fridge/freezer and freestanding oven and grill, while space is provided for a washing machine. The kitchen benefits from a front-facing window and opens through to the dining room, which enjoys carpeted flooring and a window to the front elevation.

The first-floor landing is fitted with carpeting, with all rooms leading off. There are three well-proportioned bedrooms, each featuring fitted carpets. The shower room has been appointed with a three-piece suite comprising a corner shower enclosure, low-level WC, and wash hand basin. The room is finished with tiled walls and flooring and benefits from a window providing natural light and ventilation.

GARDENS AND GROUNDS

No. 14 is located in the peaceful cul-de-sac of George Thomas Close and benefits from a driveway to the front, providing ample off-road parking. A side gate offers convenient access to the rear garden. To the rear, the property enjoys an enclosed lawned garden with a private outlook, backing onto mature woodland

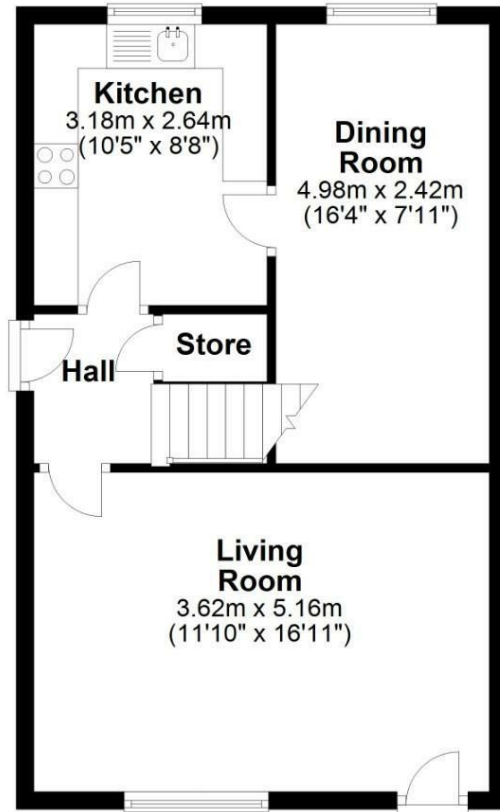
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "C". Council Tax band "D"



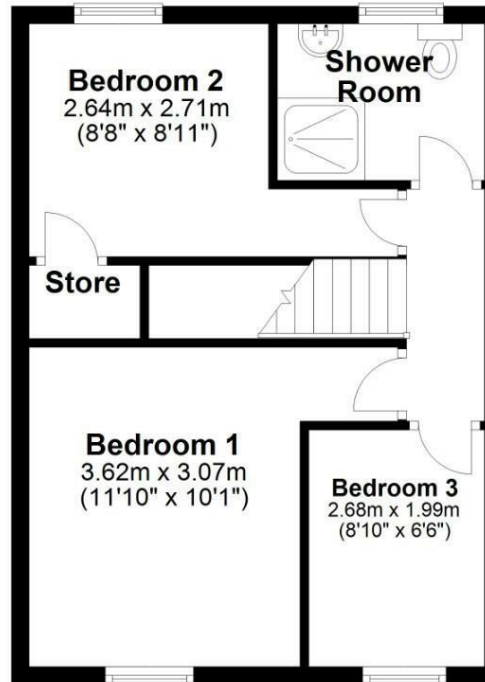
Ground Floor

Approx. 44.8 sq. metres (482.4 sq. feet)



First Floor

Approx. 37.5 sq. metres (404.0 sq. feet)



Total area: approx. 82.4 sq. metres (886.4 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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	

