



2, Penylan Close  
Porthcawl, CF36 3LF

Watts  
& Morgan







## 2, Penylan Close

Porthcawl CF36 3LF

### Guide Price £350,000 - £375,000 Leasehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

GUIDE PRICE \*\* £350,000 - £375,000 \*\*

An ideal investment or development opportunity a three bedroom detached bungalow on a generous corner plot situated in a sought after location in Porthcawl just a short walk from Porthcawl sea front itself, close to all local amenities and transport links. Being sold with no onward chain. The accommodation comprises entrance hall, lounge, kitchen/breakfast room, inner hallway, shower room, WC, two double bedrooms, second floor double bedroom. Externally offering a wrap-around lawned garden, private drive, single garage. No onward chain.

#### Directions

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

**Your local office:** Bridgend

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a PVC door with adjacent glazed panel into the entrance hallway with carpeted flooring and built-in storage cupboards.

The living room is a spacious reception room with carpeted flooring, sliding doors opening out onto a side patio and a central feature gas fireplace.

The kitchen/breakfast room has been fitted with a range of coordinating wall and base units with work surfaces over, built-in storage cupboards and space provided for freestanding appliances. The kitchen has windows to the front and side aspects and space for a freestanding breakfast table.

A door leads into the inner hallway with a staircase leading to the second floor and understairs storage space.

Bedroom one is a double bedroom with carpeted flooring, windows to the front and built-in wardrobe. The shower room has an adapted walk-in shower and a wash-hand basin with tiling to the walls and window to the side. There is a separate WC. Bedroom two is a double bedroom with carpeted flooring and window to the side.

Second floor landing has built-in storage cupboard and a door leading into bedroom three. Bedroom three is a double bedroom with carpeted flooring, built-in seating area with windows to the front and a storage cupboard housing the gas combi boiler.

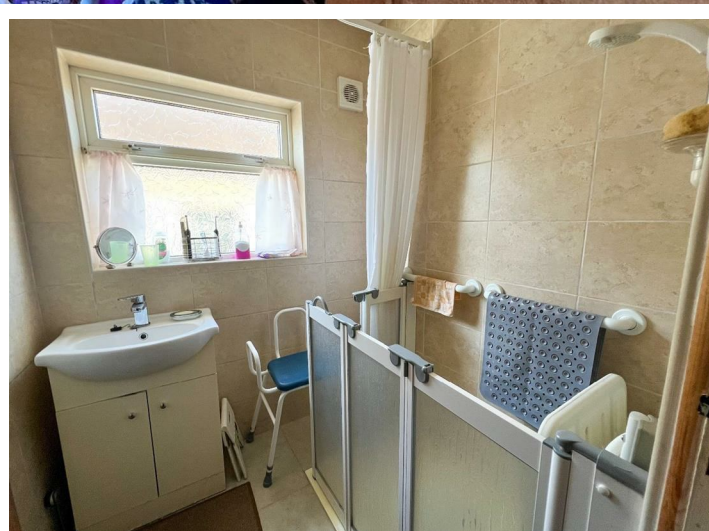
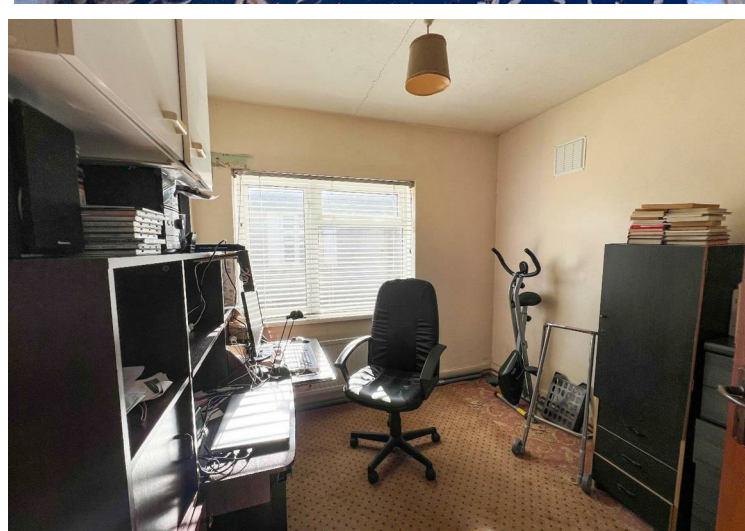
### GARDENS AND GROUNDS

Approached off Penylan Close No.2 benefits from a generous corner position with a wrap-around garden. There is a spacious lawned garden leading around the property enclosed via a stone wall. There is a private driveway to the side with off-road parking in front of the single garage with manual up and over door and the property also benefits from a side patio area and full access around the bungalow.

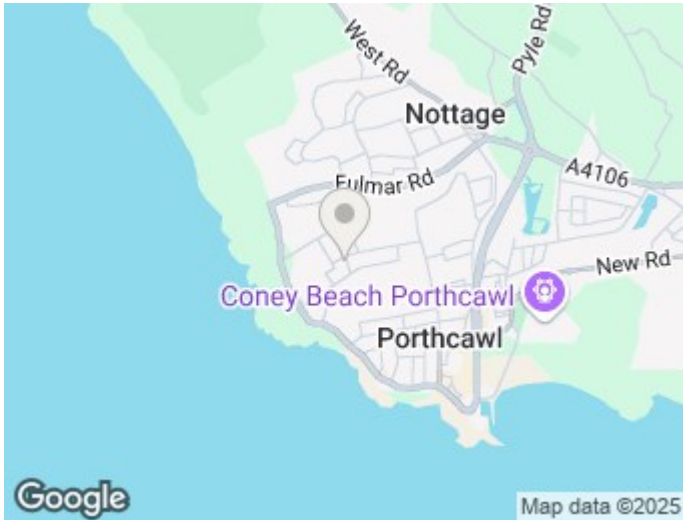
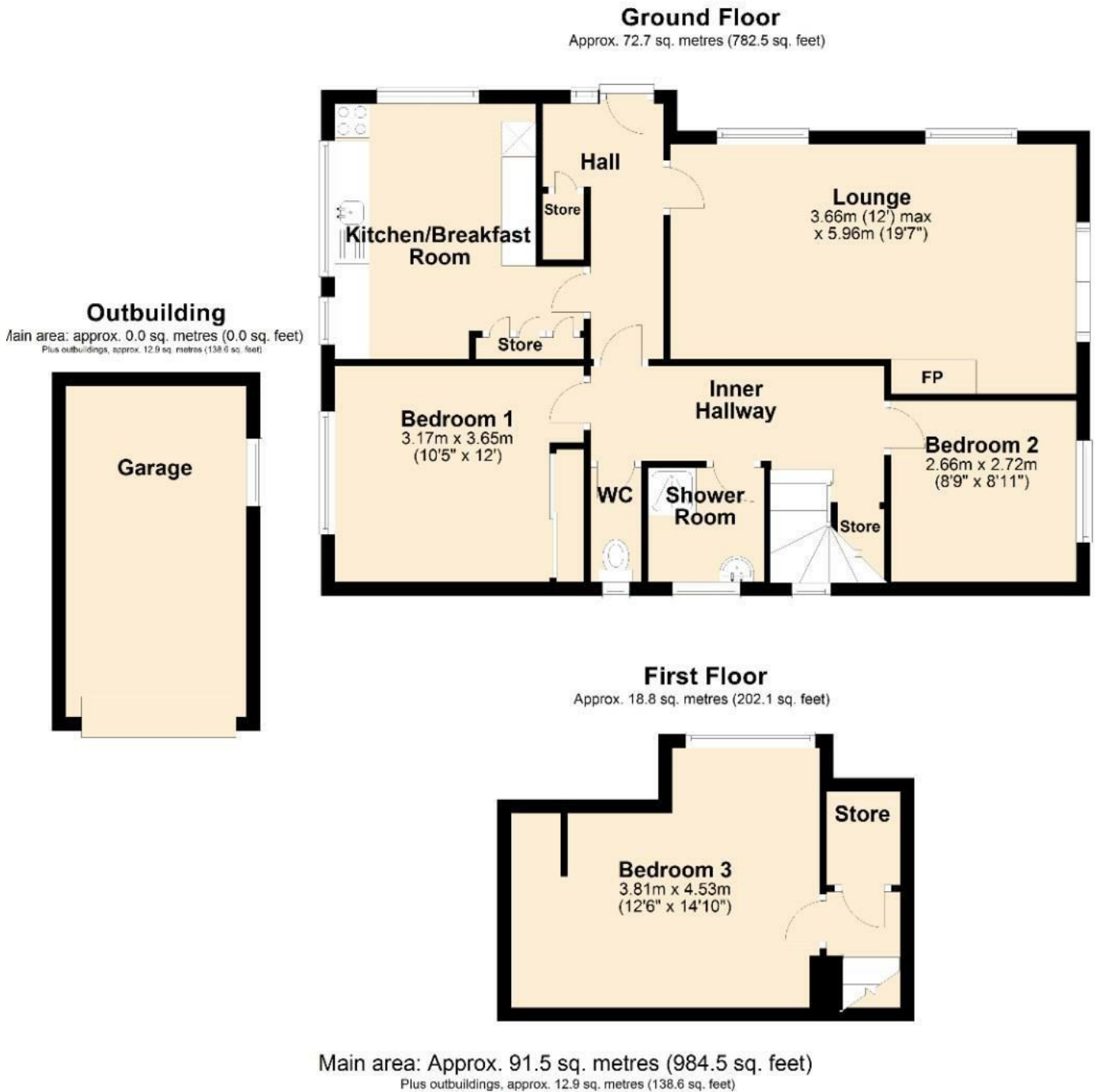
### ADDITIONAL INFORMATION

Leasehold -leasehold 999 year lease runs out 2954 929 years left £15.00 per year

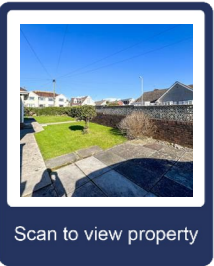
All mains services connected. EPC Rating "D". Council Tax Band "E".







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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