

53, West End Avenue

Porthcawl, CF36 3NH

Watts & Morgan



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£400,000 Freehold

2 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A beautifully presented and recently modernised, this two-bedroom detached bungalow is ideally situated in the sought-after area of Nottage, Porthcawl. Offered chain free, the property is within easy walking distance of local shops, restaurants, pubs and amenities, as well as the popular Rest Bay and Porthcawl seafront. The spacious accommodation comprises an entrance hall, open-plan lounge/dining room, kitchen, two generous double bedrooms, bathroom and conservatory. Outside, the property benefits from a private driveway with ample off-road parking, a garage with workshop and a beautifully landscaped rear garden. EPC Rating: D | Chain Free

Directions

* Porthcawl Town Centre - 1.0 Miles * Bridgend Town Centre - 7.0 Miles * Cardiff City Centre - 28.0 Miles * M4 (J37) - 5.0 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a composite front door, the entrance hallway features wood-effect flooring, with doors leading to all principal rooms. The spacious open-plan lounge/dining room is positioned to the front of the property and benefits from two front-facing windows, continued wood flooring and ample space for both lounge and dining furniture. The room opens directly into the kitchen. The kitchen is fitted with a range of coordinating wall and base units with complementary work surfaces over and vinyl flooring. A side-facing window and PVC door provide access to the side passageway. Integrated appliances to remain include a Hisense microwave, oven and grill, and dishwasher, with space for a freestanding fridge freezer. Bedroom one is a generous double bedroom with carpeted flooring and windows overlooking the rear garden. The room leads into an ensuite WC, fitted with a WC, wash-hand basin, vinyl flooring and useful storage unit. Bedroom two is a further double bedroom with carpeted flooring and double doors opening into the conservatory. The conservatory features tiled flooring, windows overlooking the rear garden and two sets of doors opening onto the garden. A further door provides access to the side passageway, while another leads directly into the garage and workshop. The bathroom is fitted with a three-piece suite comprising a bath with overhead shower, WC and wash-hand basin. The room benefits from vinyl flooring and a side-facing window.

GARDENS AND GROUNDS

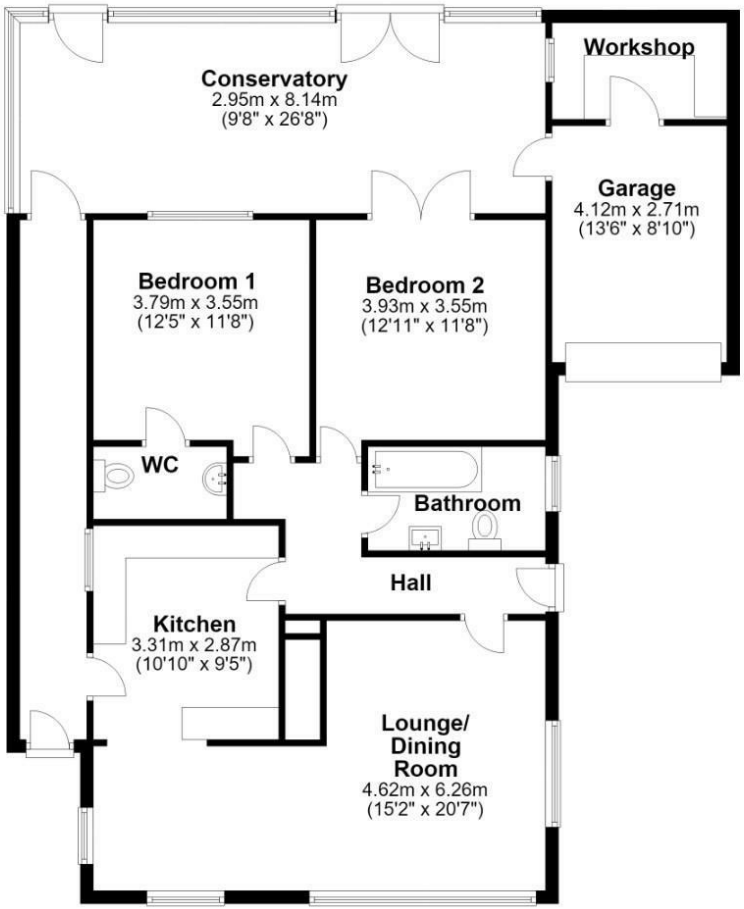
Approached via West End Avenue, No. 53 benefits from a private paved driveway to the front and side, providing ample off-road parking for numerous vehicles. The property also features a single garage with a manual up-and-over door and direct access into the conservatory, along with a useful rear workshop fitted with wall and base units, work surfaces and a rear-facing window. The rear garden has been landscaped and offers a spacious patio area, with the remainder laid to lawn and complemented by stone-chipped borders. The garden is fully enclosed by timber fencing.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating “D”. Council Tax Band “E”.

Ground Floor

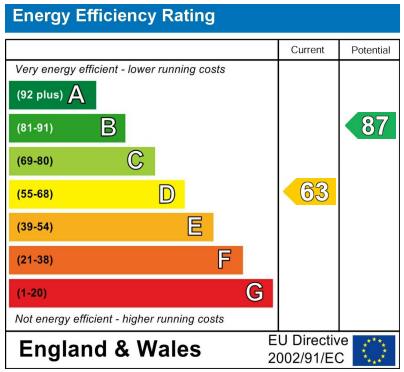
Approx. 77.6 sq. metres (834.9 sq. feet)
(excluding unnamed room, Garage, Conservatory, Workshop)

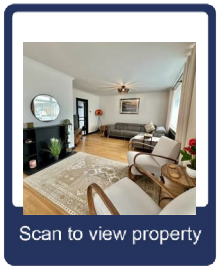


Total area: approx. 77.6 sq. metres (834.9 sq. feet)









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