



Flat 1, 41, John Street
Porthcawl, CF36 3AP

Watts
& Morgan

Flat 1, 41 John Street

Porthcawl CF36 3AP

£190,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A newly renovated two bedroom first floor apartment. Situated in a convenient location on Porthcawl High Street. Within walking distance to the sea front, all local amenities, transport links and shops. Accommodation comprises; communal hallway, entrance hallway, open-plan kitchen/living room, double bedroom with en-suite shower room, further bedroom and bathroom. Being sold with no ongoing chain. EPC Rating; 'D'

Directions

* Bridgend - 8.0 Miles * Cardiff - 27.0 Miles * J37 of the M4 - 4.0

Your local office: Bridgend

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Summary of Accommodation

ACCOMMODATION

Access into the property is via the communal hallway with a staircase raising up to the front door. The entrance hallway with oak flooring throughout and all doors lead off. The entrance hallway provides access to the loft hatch and features a built-in storage cupboard housing the hot water tank. The open-plan kitchen/living room is a spacious light reception room with two windows to the front elevation and ample space for freestanding furniture. The kitchen has been recently fitted with a range of high gloss wall and base units and complementary laminate work surfaces. Brand new integral appliances to remain; stainless steel dual bowl sink, 4-ring induction hob, oven, grill and stainless steel extractor fan. Space has been provided for freestanding fridge/freezer. Space and plumbing has been provided for an appliance. Bedroom One is a good size double bedroom situated to the rear of the property with continuation of oak flooring, windows to the rear elevation and leads into the en-suite shower room. The en-suite has recently been fitted with a sink set within vanity unit, WC and double walk-in shower cubicle with sliding door. Further features partially tiled walls, tiled flooring, recessed spotlighting and a chrome towel radiator. Bedroom Two is a further good size room situated to the front of the property with continuation of oak flooring and windows to the front. The family bathroom has been fitted with a 3-piece white suite comprising; panelled bath with over-head shower, sink set within vanity unit and WC with dual flush. Further features partially tiled walls, tiled flooring and a chrome towel radiator.

SERVICES AND TENURE

Mains water and electricity.

Leasehold- 999 year lease.

Ground Rent -£1800 per annum.

Service Charge- £492 Per annum to cover communal areas and Building insurance.

EPC - D

Council Tax - TBC



Ground Floor

Approx. 58.9 sq. metres (634.3 sq. feet)

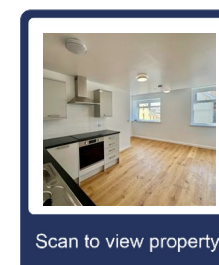


Total area: approx. 58.9 sq. metres (634.3 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

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		
(55-68) D	67	67
(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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