







# 6, Rest Bay Close

Porthcawl, CF36 3UN

Watts & Morgan

# 6 Rest Bay Close

Porthcawl CF36 3UN

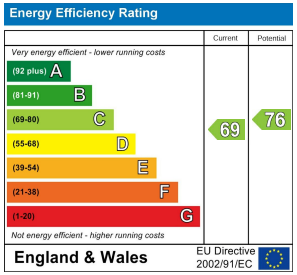
## £1,650 Per Month

### 2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

**Re-Available** Watts & Morgan are pleased to offer this spacious two-bedroom ground floor apartment, desirably located in the highly sought-after Rest Bay area of Porthcawl, enjoying stunning, uninterrupted views towards the channel.
Presented to a high standard, the accommodation briefly comprises an entrance hallway, spacious lounge with bi-folding doors, two front-facing double bedrooms featuring impressive floor-to-ceiling windows, with one bedroom benefiting from built-in wardrobe space. Open-plan dining area and a modern fitted kitchen with gas hob & oven.
The property further offers a refurbished shower room.
Externally, the apartment benefits from an extensive front patio leading onto a large garden, mainly laid to lawn, a single garage and ample off-road parking.
The property is ideally situated within walking distance of Rest Bay and is also conveniently located for Porthcawl Town Centre, offering a range of local amenities, shops, cafés and restaurants.
The property benefits from GCH & Double Glazing.
Unfurnished.
Rental: £1,650 per calendar month
Deposit: £1,750
Council Tax: Band F
Awaiting updated EPC

DISCLAIMER

These particulars are prepared for guidance purposes only and do not constitute, or form any part of an offer or contract. Whilst every effort has been made to ensure the information provided is accurate, the details have been supplied by the seller and should not be relied upon as statements or representations of fact. Neither Watts & Morgan Estate Agents, its employees, nor the seller or landlord makes or gives any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of all details through their own inspections, enquiries and, where appropriate, independent professional advice. All measurements/floorplans and distances are approximate. Services and appliances have not been tested. Photographs, computer-generated images (CGIs) and enhanced images are provided for illustrative purposes only.




These particulars are prepared for guidance purposes only and do not constitute, or form any part of an offer or contract. Whilst every effort has been made to ensure the information provided is accurate, the details have been supplied by the seller and should not be relied upon as statements or representations of fact. Neither Watts & Morgan Estate Agents, its employees, nor the seller or landlord makes or gives any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of all details through their own inspections, enquiries and, where appropriate,

**Bridgend**
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

**Cowbridge**
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

**Penarth**
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

**London**
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on

Watts & Morgan