



18 Esplanade House  
Porthcawl, CF36 3YE







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£330,000 Leasehold

**2 Bedrooms : 2 Bathrooms : 1 Reception Room**

Watts & Morgan are delighted to present to the market this spacious 2<sup>nd</sup> floor apartment located in the highly desirable sea-side town of Porthcawl. Within walking distance to Porthcawl Town Centre, several beaches and many reputable schools. Accommodation comprises; entrance hall, light and airy open plan kitchen/dining room/living room, master bedroom with en-suite shower room, a further good sized double bedroom, family bathroom and balcony. Externally the property benefits from secured parking with space for one vehicle and offering superb sea views. EPC Rating "C."

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- Bridgend Town Centre 7.7 miles
- Cardiff City Centre 29.0 miles
- M4 (J35) 2.7 miles

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## Summary of Accommodation

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### ACCOMMODATION

Entrance via a composite door into the welcoming entrance hall offering hardwood flooring and a cupboard for storage. All doors lead off.

Bedroom one is a sizeable double bedroom offering laminate flooring, wooden framed window to the front elevation overlooking sea views, ample space for freestanding furniture and double fitted wardrobe space. Leading into a fully tiled 3-piece en-suite shower room offering; walk-in shower cubicle, wash-hand basin and WC. Further features include, tiled flooring and a heated towel rail.

Bedroom two is a further good sized double bedroom offering laminate flooring, wooden framed window overlooking sea views and ample space for freestanding furniture.

Inner hallway offers a cupboard for storage which houses the boiler and hot water cylinder.

The family bathroom has been fitted with a 3-piece suite comprising panelled bath with shower over, wash-hand basin and WC. Further features include fully tiled walls, tiled flooring and a heated towel rail.

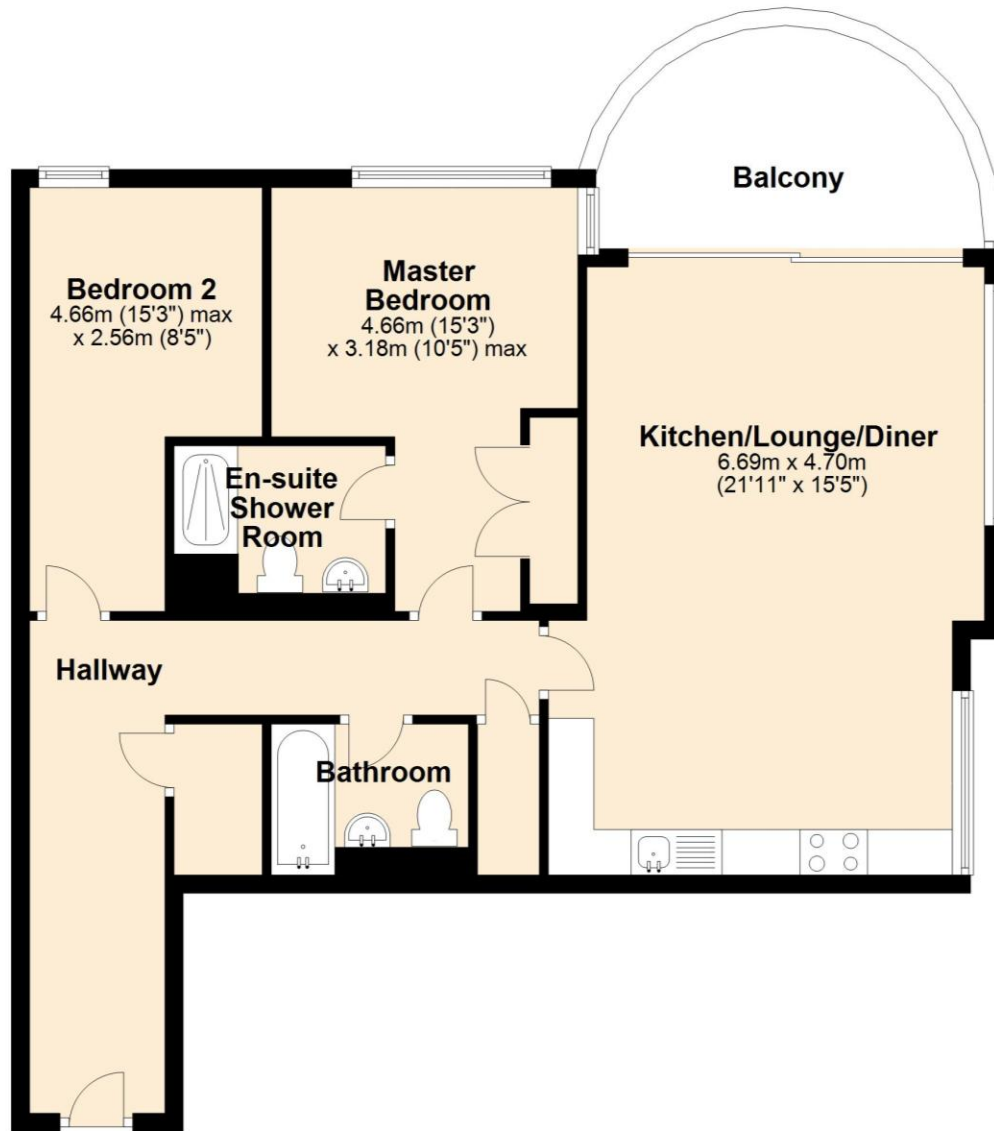
The open plan kitchen/dining room/living room is a light and airy family and has been fitted with white high gloss wall and base units with co-ordinating work surfaces. Integral appliances to remain include oven and grill, 4-ring electric hob and extractor fan over. Space and plumbing has been provided for freestanding fridge freezer and washing machine. Further features include a one and a half stainless steel sink unit, tiled splashback, hardwood flooring and a wooden framed window to the side elevation. The living /dining area offers continuation of hardwood flooring, space for dining room furniture and large sliding doors provide access onto the balcony offering fantastic sea views with space for furniture.

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## Second Floor

Approx. 77.3 sq. metres (832.5 sq. feet)



Total area: approx. 77.3 sq. metres (832.5 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.

## GARDENS AND GROUNDS

No. 5 benefits from a gated allocated parking space with a communal bin store.

## SERVICES

We have been informed by the vendor that the Service Charge is currently £220.000 per month and no ground rent payable. This covers the upkeep and maintenance of communal areas, building insurance, lift service and water rates.

## TENURE

The property is leasehold with a lease of 125 years from 2004. Please be aware that additional fees may be incurred for items such as leasehold packs which should be confirmed by your legal representative.

## NOTES

Please note all electric blinds will remain throughout the property. Energy sufficient electric heaters have been recently installed throughout the property. Under the Estate Agents Act 1979, we are required to disclose that the vendor of this property is related to a member of staff at Watts & Morgan LLP.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	79	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	





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