



3 The Links, Locks Court

Locks Common Road, Porthcawl, CF36 3DZ





### 3 The Links, Locks Court

Locks Common Road, Porthcawl,  
CF36 3DZ

---

**£315,000** Leasehold

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

Watts and Morgan are pleased to present to the market this impressive first floor luxury apartment in the sought after location of Porthcawl. The location benefits from panoramic sea views over locks common, Rest Bay, towards the Devon/Somerset coast, Gower peninsular and also visible along the Welsh coast. The accommodation comprises; entrance hall, open plan kitchen/living/dining room, balcony, two double bedrooms both with en-suite's & a WC/cloakroom. Externally the property benefits from being within a gated community providing allocated parking & visitors spaces and communal gardens. EPC Rating; 'C'.

---

- Bridgend Town Centre 8.0 miles
- Cardiff City Centre 29.8 miles
- M4 (J37) 3.2 miles

---

**Your local office: Bridgend**

T 01656 644288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)





## Summary of Accommodation

### ACCOMMODATION

Apartment three is entered through timber veneered door from a communal hallway into the entrance hall offering laminate flooring. Entered through timber and glazed double doors the kitchen which has been comprehensively fitted with a range of high gloss base and wall units with granite worksurfaces and one and a half drainers sink. Integrated appliances to remain include; double oven and grill, four ring electric hob with extractor hood over, washing machine, dishwasher, an under counter fridge, freezer and wine fridge.

The living/dining area enjoys double glazed uPVC patio doors leading out onto the decked balcony with glass and metal railings enjoying uninterrupted views over Locks Common, Rest Bay and beyond. Further offering laminate flooring, space for freestanding furniture and two modern electric panel heaters.

The WC/cloakroom has been fitted with a modern two-piece white suite comprising; wash hand basin and low level dual flush WC.

Bedroom one is a spacious double bedroom enjoying laminate flooring, fitted wardrobe space and a uPVC window to the rear elevation.

The en-suite bathroom has been comprehensively fitted with a fully tiled three-piece suite comprising; panelled bath with shower over, wall mounted wash basin & WC.

Bedroom two is a further good sized double bedroom enjoying laminate flooring, uPVC French doors with Juliette style balcony and space for furniture.

The fully tiled en-suite shower room has been fitted with a 3-piece suite comprising; double walk-in shower cubicle with rainfall shower over, wash hand basin set within a vanity unit and WC.

### GARDENS AND GROUNDS

The apartment is entered through a timber and glazed door into communal hallway with stairs and lift leading to first floor and beyond. To the exterior of the property is a dedicated mailbox and phone entry system and allocated parking through automatic remote-controlled gates. Further offering visitor parking, a bin storage and bike storage area. Communal gardens to front and rear of the property.

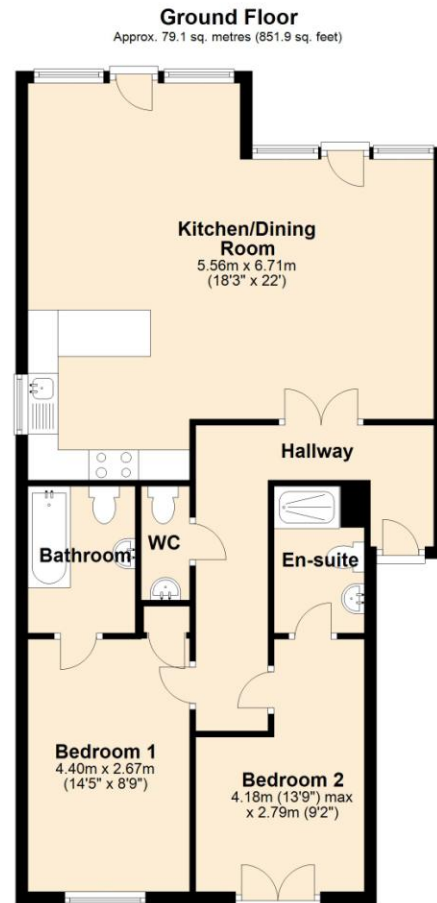
### SERVICES AND TENURE

The property is connected to mains electric, water, and sewerage. We have been informed that the property is Leasehold with share of freehold.

We have been informed by the vendor that the annual service charge is £3,186 (including building insurance) with no ground rent payable.

The property is leasehold with 125 years from 2006.





Total area: approx. 79.1 sq. metres (851.9 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Hot energy efficient - higher running costs			
England, Scotland & Wales		76	83
		EU Directive 2002/91/EC	

**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)