



Poplar Cottage, 3 The Brickyard
Newton, Porthcawl, CF36 5PP

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£350,000 Freehold

2 Bedrooms : 1 Bathrooms : 2 Reception Rooms

A quaint detached character cottage located at the heart of the Village of Newton situated in a private position yet within a short distance of local amenities. The property comprises; entrance porch, living room, kitchen/dining room, sitting room, two well proportioned bedrooms & a family bathroom. Externally the property enjoys a front landscaped garden, a rear courtyard with glazed canopy, astroturf & store sheds & garage. EPC Rating; 'E'.

- Bridgend Town Centre 6.1 miles
- Cardiff City Centre 28.9 miles
- M4 (J37) 4.6 miles

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Summary of Accommodation

GROUND FLOOR

Accessed via a composite door into the entrance porchway offering ceramic tiled flooring, a uPVC window to the side elevation and a partially glazed timber door leads off into the lounge.

The lounge is a spacious reception room and enjoys a uPVC bay window to the front elevation, laminate flooring, a wood burning stove set on a slate hearth and a quarter turn staircase leading to the first-floor landing.

Double sliding doors lead into the kitchen which has been comprehensively fitted with a range of wall and base units with granite work surfaces and up-stands with tiled splashback.

Integral appliances to remain include; Range Master Electric Oven with 5-ring gas hob and extractor hood above. Space for a fridge freezer and dishwasher, a "Belfast" sink, nature stone floor tiles, uPVC French doors with windows adjacent provide access to the rear courtyard and a uPVC partially glazed door provides access to the side of the property.

The sitting room enjoys a uPVC window to the front elevation, continuation of laminate flooring and a log burner set on a slate hearth.

FIRST FLOOR

The first floor landing offers carpeted flooring, a built-in airing cupboard housing the "Baxi" combination boiler and a loft hatch giving access to the fully boarded loft space with full power supply.

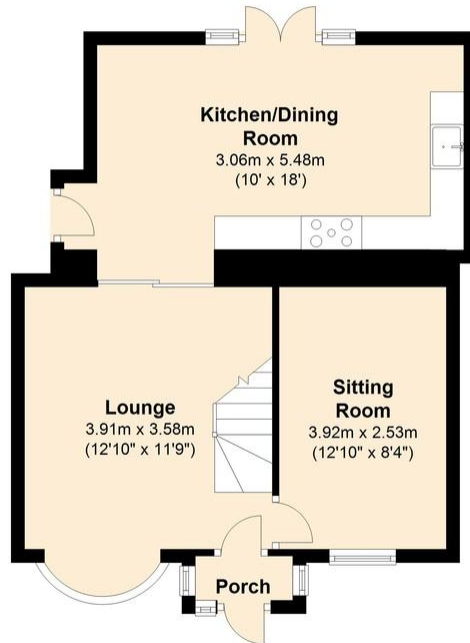
The master bedroom is a sizeable double bedroom enjoying uPVC windows to the front and rear elevations, laminate flooring and built-in double wardrobe space.

Bedroom two is a further double bedroom enjoying a uPVC window to the front elevation, laminate flooring and built-in double wardrobe space.

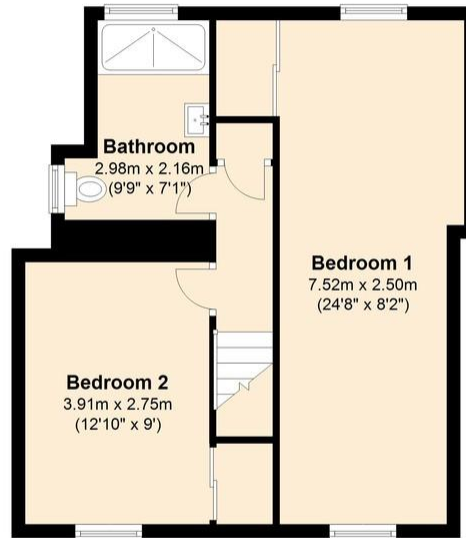
The partly tiled family bathroom has been fitted with a 3-piece white suite comprising; low level dual flush WC, wall mounted sink inset within vanity unit and walk-in shower cubicle with power shower and glass screen. Further features include uPVC obscured glazed windows to the rear and side elevations and ceramic floor tiles.



Ground Floor

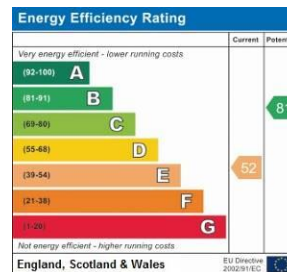


First Floor



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

Accessed off a private tarmacked lane is the front garden which is a traditional walled cottage style garden and has been landscaped with a combination of paved and lawned areas. Beautifully maintained, the garden has mature flower borders and a log store. There is a pedestrian shared access lane to the side of the property.

To the rear of the property is an enclosed courtyard style garden with astro-turf and a attractive glazed canopy. In addition, there are two storage sheds with electrical and plumbing facilities.

The property further benefits from a double length garage which is located within 30 metres of the property.

SERVICES AND TENURE

All mains connected. Freehold.

ESTATE AGENTS ACT 1979

As required under the Estate Agents Act 1979, we are required to disclose that the vendor of this property is a member of staff at Watts & Morgan LLP.



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