



Pebble Beach, 12 Hutchwns Close
Porthcawl, CF36 3LD

WATTS & MORGAN 160
YEARS



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£599,950 Freehold

3 Bedrooms : 3 Bathrooms : 3 Reception Rooms

Watts & Morgan are pleased to offer to the market this delightful detached three-bedroom home situated in the sought-after coastal town of Porthcawl. Within walking distance of the sea front, cafe's and restaurants, reputable schools. Proximity to Junction 37 of the M4 Motorway. The accommodation comprises; Entrance hallway, lounge, double bedroom, kitchen/breakfast room, dining room, utility, downstairs shower room, conservatory. First floor landing, two double bedrooms with en-suite bathrooms. Externally offering front lawned garden and lawned enclosed rear garden, private driveway with space for 4 vehicles and single garage. EPC Rating "D"

Directions

- Bridgend Town Centre 7.2 miles
- Cardiff City Centre 28.0 miles
- M4 (J37) 4.8 miles

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Summary of Accommodation

GROUND FLOOR

Entrance to the property is via a partially glazed composite door into a hallway featuring vinyl flooring, partially glazed internal door, further benefiting from under stairs storage.

The main living room is a spacious reception room featuring bay uPVC window to the front elevation, uPVC window to the side elevation, carpeted flooring and further featuring a central fireplace.

Bedroom three is located downstairs and could be a multi use room for a double bedroom or an office. Further featuring uPVC windows to the side elevation, carpeted flooring, and ample space for furniture. The kitchen/Breakfast room has been fitted with a range of shaker style wall and base units, complementary work surfaces and coordinating breakfast bar with space for stools. Integral appliances to remain to include 5-ring gas hob, 'Hotpoint' oven and integral fridge freezer. Further benefiting from tiled flooring, double stainless-steel sink, uPVC window to the side elevation. Further featuring uPVC windows through to the conservatory and two velux skylight windows. The utility room features continuation of the wall and base units and worksurfaces. Plumbing has been provided for appliances, tiled flooring and houses the gas combi boiler.

The downstairs shower room has been fitted with a 3-piece suite comprising wash-hand basin set within vanity unit, low level WC and open shower with overhead shower. Further benefiting from fully tiled walls, vinyl flooring, chrome towel radiator, uPVC window to the side elevation and providing a loft hatch.

The dining room features carpeted flooring, central fireplace and double sliding uPVC doors lead to the conservatory. The conservatory features laminate flooring and uPVC door leading out to the rear garden.



FIRST FLOOR

The first-floor landing is accessed via a carpeted staircase and provides access to the loft hatch. Bedroom one is a good size double room featuring carpeted flooring, bay fronted uPVC window to the front elevation and fitted wardrobes. Leads into a 3-piece en-suite bathroom comprising panelled bath, low level WC and wash-hand basin set within vanity unit. Further features include partially tiled walls, chrome towel radiator, vinyl flooring and obscured uPVC window to the side elevation.

Bedroom two is a further good size double room featuring carpeted flooring, fitted wardrobes, uPVC doors to the rear elevation, and uPVC window to the side elevation. Leads into 3-piece en-suite shower room comprising wash-hand basin set within vanity, low level WC and separate walk-in shower cubicle.

Further features include tiled walls, large walk-in dressing room / storage cupboard featuring carpeted flooring.

Ground Floor

Approx. 131.3 sq. metres (1413.5 sq. feet)



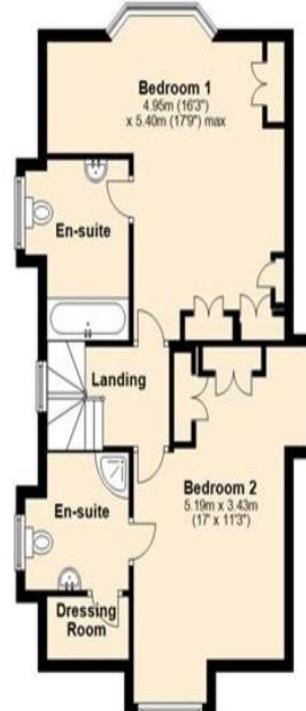
Total area: approx. 190.1 sq. metres (2046.7 sq. feet)

All measurements are approximate, and for display purposes only.

Plan produced using PlanUp.

First Floor

Approx. 58.8 sq. metres (633.2 sq. feet)



GARDENS AND GROUNDS

No.12 is accessed off Hutchwns onto a private driveway with space for two vehicles, leading to the single garage with a manual up and over door and fully power supply. To the front of the property lies a fully lawned garden. To the rear of the property lies fully enclosed well-presented garden predominantly laid to lawn with mature shrub borders, small gravel area ideal for outside dining furniture and further benefits from a separate shed. The rear garden further benefits from a private outlook.

SERVICES AND TENURE

Freehold. All mains connected.

Energy Efficiency Rating

The figure shows a vertical scale for energy efficiency ratings, ranging from A (top) to G (bottom). Each rating is accompanied by a color-coded box and a numerical range. The scale is labeled with the following data:

Rating	Color	Range	Notes
A	Dark Green	(92-100)	
B	Medium Green	(81-91)	
C	Light Green	(69-80)	
D	Yellow	(55-68)	
E	Orange	(39-54)	56
F	Red	(21-38)	
G	Dark Red	(1-20)	

Very energy efficient - lower running costs

Not energy efficient - higher running costs

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.

**Bridgend**

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