



14 Austin Avenue
Porthcawl, CF36 5RS

WATTS & MORGAN 160
YEARS



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£475,000 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are pleased to present to the market this beautifully presented spacious 4 bedroom detached family home located in the popular area of Newton. Within walking distance to Newton beach, the sea front, local amenities, reputable schools, and proximity to Junction 37 of the M4 motorway. Accommodation comprises, entrance hallway, lounge, ground floor WC, kitchen, and dining room. First floor landing, 2 double bedrooms, 1 single bedroom and 3-piece family bathroom. Second floor landing, master bedroom and 3-piece bathroom. Externally enjoying a large rear lawned garden, private driveway with space for multiple vehicles and a single extended garage. EPC; 'D'

Directions

- Bridgend Town Centre 5.3 miles
- Cardiff City Centre 24.3 miles
- M4 (J37) 4.5 miles



Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Accessed via a partially glazed stained glass composite door into the spacious hallway featuring original parquet flooring, large under-stairs storage cupboard and carpeted staircase leading to the first-floor landing. The ground floor WC has been fitted with a 2-piece suite comprising; low level WC and wall-mounted sink. Also features partially tiled walls, tiled flooring, and obscured window to the side elevation. The lounge is a generous size reception room featuring carpeted flooring, central bespoke Italian marble fireplace, uPVC windows to the front elevation and obscured uPVC windows to the side elevation. The kitchen has been comprehensively fitted with a range of wall and base units and laminate work surfaces. Integral appliances to remain; 'Bosch' 4-ring gas hob, extractor fan, oven, fridge, and freezer. Also featuring tiled flooring, large pantry cupboard, uPVC windows to the rear elevation and obscured glazed uPVC door leading out to the side of the property. Plumbing has been provided for further appliances. The dining room featuring continuation of parquet flooring, open fireplace with space for log burner to and double patio doors lead out onto the rear garden. Ample space is provided for freestanding furniture.

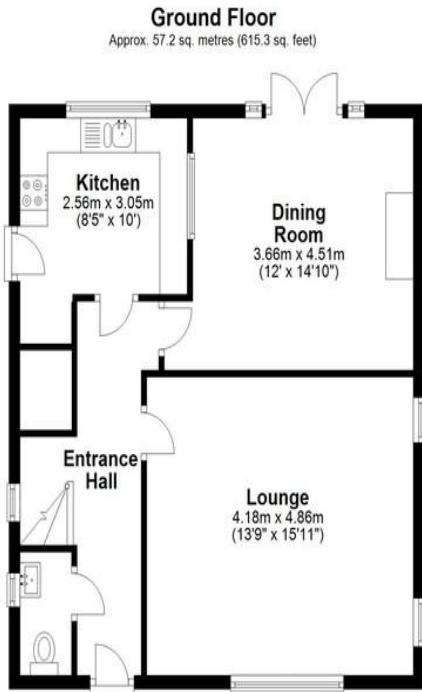
FIRST FLOOR

The first-floor landing features carpeted flooring and two large internal fitted airing cupboards with radiator. Bedroom Two is a sizable double room featuring carpeted flooring, uPVC windows to the front elevation and wall to wall fitted wardrobes with overhead storage. Bedroom Three is another double room featuring wall to wall mirrored fitted wardrobes, carpeted flooring and uPVC windows looking over the rear garden. Bedroom Four is a versatile room for either single bedroom or home office featuring carpeted flooring and windows to the front elevation. The family bathroom has been fitted with a 3-piece suite comprising, WC, pedestal sink and double walk-in shower cubicle with sliding door. Further featuring partially tiled walls, vinyl flooring and obscured windows to the side and rear elevation.

SECOND FLOOR

The second floor is accessed via carpeted staircase featuring carpeted landing and large internal fitted storage cupboard. The master bedroom is a superb size double room with carpeted flooring and provides ample space for freestanding bedroom furniture. Featuring three uPVC windows looking over the front of the property and providing access into the loft eaves which has been partially boarded and provides extra storage space. Also housing the 'Baxi' gas combi boiler. The bathroom has been fitted with a 3-piece suite comprising panelled Jacuzzi bath with separate overhead shower, pedestal sink and WC. Also featuring partially tiled walls, vinyl flooring and obscured uPVC window to the rear elevation.





GARDEN AND GROUNDS

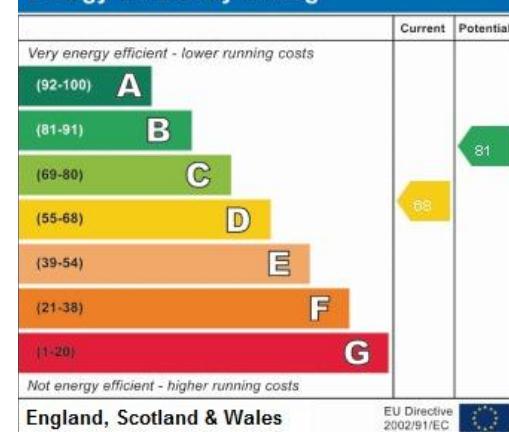
No. 14 is accessed off Austin Avenue onto a private driveway with space for multiple vehicles and leads to the single extended garage with utility room. The utility room has been fitted with a range of laminate work surfaces, stainless sink and plumbing has been provided for multiple appliances. Also features windows looking over the rear garden. To the rear of the property lies a large fully enclosed garden predominantly laid to lawn with two separate patio areas benefitting from a southerly private outlook. The garden also offers a shed, outside tap and has been beautifully presented with a range of mature shrub and flower borders.

SERVICES AND TENURE

All mains services connected. Freehold.



Energy Efficiency Rating



**Bridgend**

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