





15 Porlock Close

Ogmore-By-Sea, Bridgend

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- DETACHED FAMILY HOME.
- 4 BEDROOMS. EN-SUITE.
- PARTIAL SEA VIEWS.
- DRIVEWAY. GARAGE. UTILITY.
- CLOAKROOM/WC. STUDY.
- SUPERB SEA SIDE LOCATION.





Entrance Hallway

Radiator. Opaque glazed front entrance door. Wood effect flooring. Door to study, cloakroom/WC, sitting room and glazed door to kitchen/diner. Stairs to first floor.

Study

9' 5" x 7' 10" (2.87m x 2.39m)

UPVC Window to front. Radiator. Wood effect flooring.

Sitting Room

21' 3" x 12' 3" (6.48m x 3.73m)

Radiators. UPVC bay window to front. Wood effect flooring.

Cloakroom/WC

4' 11" x 4' 10" (1.50m x 1.47m)

UPVC opaque window to side. Radiator. Low level WC. Pedestal wash hand basin with mixer tap. Under stairs cupboard. Vinyl Flooring.

Kitchen/Diner

15' 9" x 20' 5" (4.80m x 6.22m)

UPVC window to rear. UPVC French doors to rear with glazed side panels. Radiators. Tiled flooring. Down lighting. Fully fitted Sigma 3 kitchen comprising eye level units base units with drawers and work surfaces over. Inset one and a half bowl stainless steel sink with mixer tap and water filter. Partially tiled walls. Integrated dish washer and fridge. Eye level oven and grill. 6 burner gas hob with hood. Space for dining room table and chairs. Door to utility room.

Utility Room

5' 3" x 9' 4" (1.60m x 2.84m)

Fully fitted base units with work surfaces over. Inset stainless steel sink with mixer tap. Partially tiled walls. Space for white goods. Vinyl flooring. Glazed door to rear.





Landing

Radiator. UPVC window to side. Door to bedrooms and bathroom. Loft access. Airing cupboard.

Bedroom 1

12' 4" x 13' 1" (3.76m x 3.99m)

Built in wardrobes. Radiator. Door to en-suite. UPVC window to front.

En-Suite

4' 4" x 6' 11" (1.32m x 2.11m)

UPVC opaque window to side. Low level WC. Vertical heated towel radiator. Partially tiled walls. Shower enclosure with mixer shower. Vinyl floor covering. Wash hand basin with mixer tap.

Bedroom 2

10' 6" x 12' 4" (3.20m x 3.76m)

UPVC windows to rear. Radiator. Built in Sigma 3 wardrobes.

Bedroom 3

9' 7" x 13' 5" (2.92m x 4.09m)

Radiator. UPVC windows to front. Built in Sigma 3 wardrobes.

Family Bathroom

7' 4" x 8' 11" (2.24m x 2.72m)

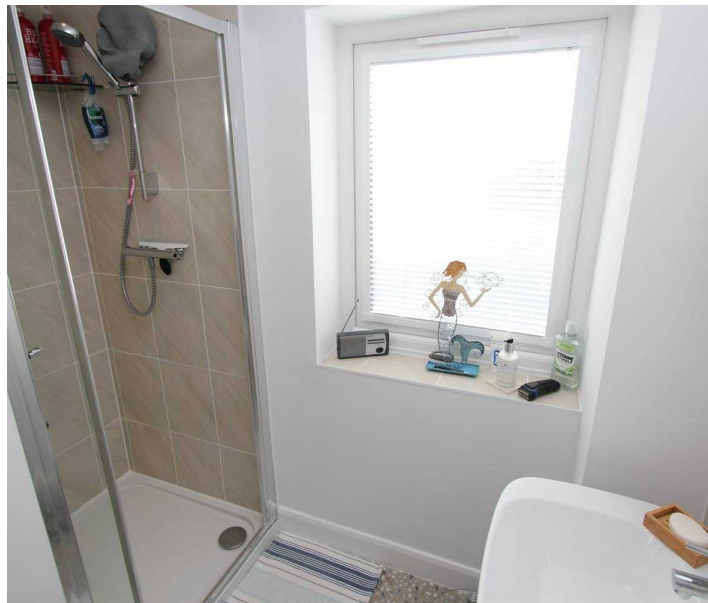
UPVC window to rear. Low level WC. Panelled bath with mixer tap. Shower enclosure with mixer tap. Pedestal wash hand basin with mixer tap. Vertical heated towel radiator. Vinyl flooring. Partially tiled walls.





GARDEN

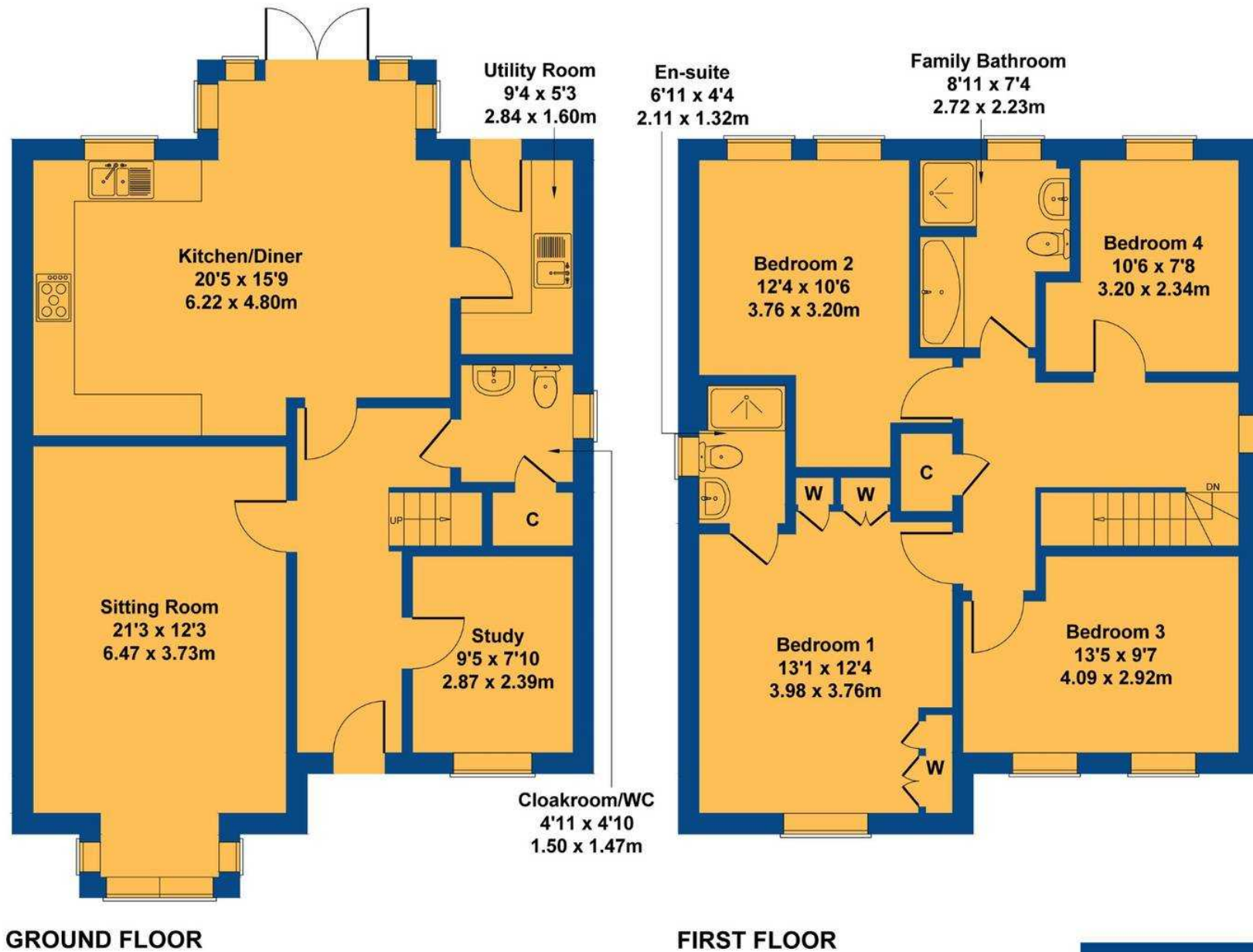
Front: Open plan low maintenance garden. Driveway for 3 cars. Water tap. Detached garage with up and over door, power and lighting and partially boarded attic space. Rear: An enclosed low maintenance westerly sunny garden with paved area for table and chairs etc. Water tap. Power point. Shed. Gate to side. Out door lighting. Partial sea views.





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Approximate Gross Internal Area
1621 sq ft - 151 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



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