







## 189 Porthkerry Leisure Park

Porthkerry, nr Rhoose

Council Tax band: A

Tenure: Leasehold

99 year lease from 2006. £261.77 service charge per month to include site maintenance and water charges.

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- GORGEOUS VIEWS OVER THE BRISTOL CHANNEL
- SPACIOUS DETACHED CHALET STYLE BUNGALOW
- PORCH, HALL, DINING ROOM
- LARGE LIVING ROOM ENJOYING THE VIEWS
- SPACIOUS KITCHEN WITH INTEGRATED APPLIANCES
- UPGRADED SHOWER ROOM & SEPARATE EN-SUITE
- TWO DOUBLE BEDROOMS WITH WARDROBES
- WRAPAROUND LOW MAINTENANCE GARDENS
- DRIVEWAY FOR TWO VEHICLES
- EPC RATING OF E47







**Porch** – Accessed via a re-decked stepped walkway and then through a uPVC door. There are matching side windows with glorious views of the Bristol Channel. A further obscure uPVC door then gives access to the entrance hallway.

**Entrance Hall Area** – An L shape hallway which has a bi-folding door giving access to the dining area. Further doors then access an upgraded shower room/WC, the two bedrooms and sliding doors access a handy cloak style cupboard which houses the Worcester combi boiler (fired by LPG). There is a further handy coat/storage cupboard. The hallway has a radiator.

**Dining Room** – 10' 5" x 7' 3" (3.17m x 2.21m)

With a wood flooring this light area has a front uPVC window enjoying superb channel views. A feature arch then extends through to the large living room and another leads through to the kitchen. Coved ceiling and radiator.

**Living Room** – 19' 7" x 11' 1" (5.96m x 3.38m)

A cracking size room which has the continuation of the wooden flooring from the dining area. There are uPVC windows to the side, front and rear all enjoying superb views of the Bristol Channel. There are two radiators and a display fireplace with marble back and hearth (fire not to remain). Coved ceiling.

**Kitchen** – 14' 2" x 8' 10" (4.31m x 2.69m)

The kitchen is well appointed with matching eye level and base modern units. These are complemented by modern worktops which have a one and a half bowl stainless steel sink unit inset with mixer tap over. Integrated appliances include a five ring gas hob with cooker hood over and matching splash back. There is a waist level oven and grill plus free standing and slot in spaces for washing machine, fridge/freezer and so on. Tiled effect vinyl flooring, rear uPVC window and a complementing obscure uPVC door gives access out onto the wrap around gardens.







### **Shower Room / WC**

7' 5" x 5' 6" (2.26m x 1.68m)

Beautifully upgraded with a white suite comprising close coupled WC, pedestal wash basin plus a quadrant shaped fully tiled shower cubicle with a thermostatic shower inset. There is a strip light with shaver point, a front obscure uPVC window and ceramic tiled walls and splash backs. There is a modern mosaic style vinyl flooring plus a radiator.

### **Bedroom One**

10' 0" x 9' 10" (3.05m x 2.99m)

A generous size carpeted master bedroom which has an obscure uPVC side window. There is a radiator plus comprehensive storage units comprising over bed fitments and also along the width of one wall a full range of bedroom wardrobes and these are excluded from the dimensions provided.

### **En-Suite Shower Room / WC**

6' 7" x 4' 8" (2.01m x 1.42m)

In essence an L shape, here there is a white suite comprising close coupled WC with button flush, pedestal wash basin plus a fully tiled shower cubicle with thermostatic shower inset. There is a side obscure uPVC window, radiator, strip light with shaver point and mirror.



### **Bedroom Two**

9' 9" x 7' 6" (2.97m x 2.28m)

A really surprisingly good size carpeted second bedroom with radiator and front uPVC window enjoying superb channel views. Along the width of one wall is excellent fitted wardrobe space with part mirror front.





## GARDEN

Delightful wrap around gardens and comprising a wide variety of plants and shrubs for bees and butterflies. There are handy decked and cobbled stone style walkways, slabbed patio, space for rotary washing line and metal storage unit to remain. Small pond. Adjacent to the front door is a handy stone chipped area ideal to enjoy the afternoon and evening sun and to take full benefit of the fantastic uninterrupted channel views. 3 double out door sockets and 2 cold water fed taps at the front and rear of the property

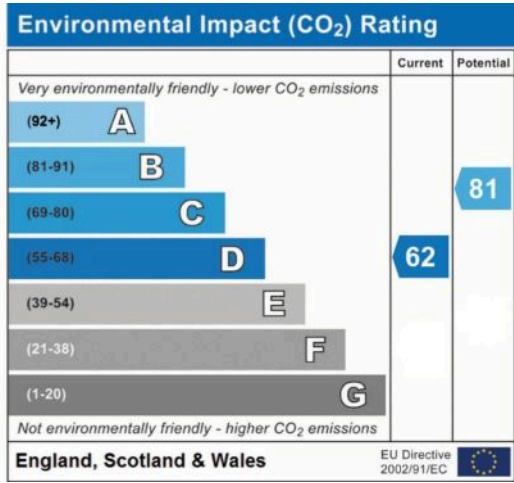
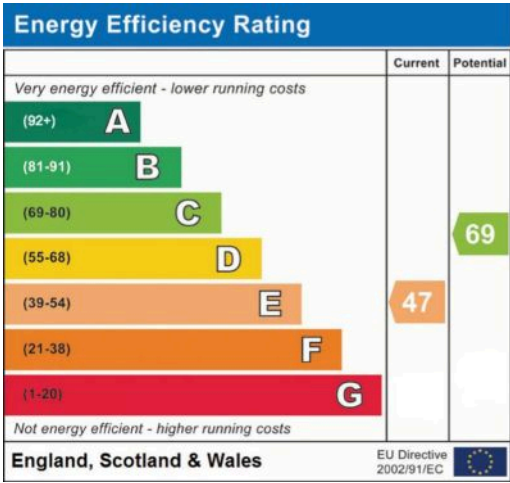
## DRIVEWAY

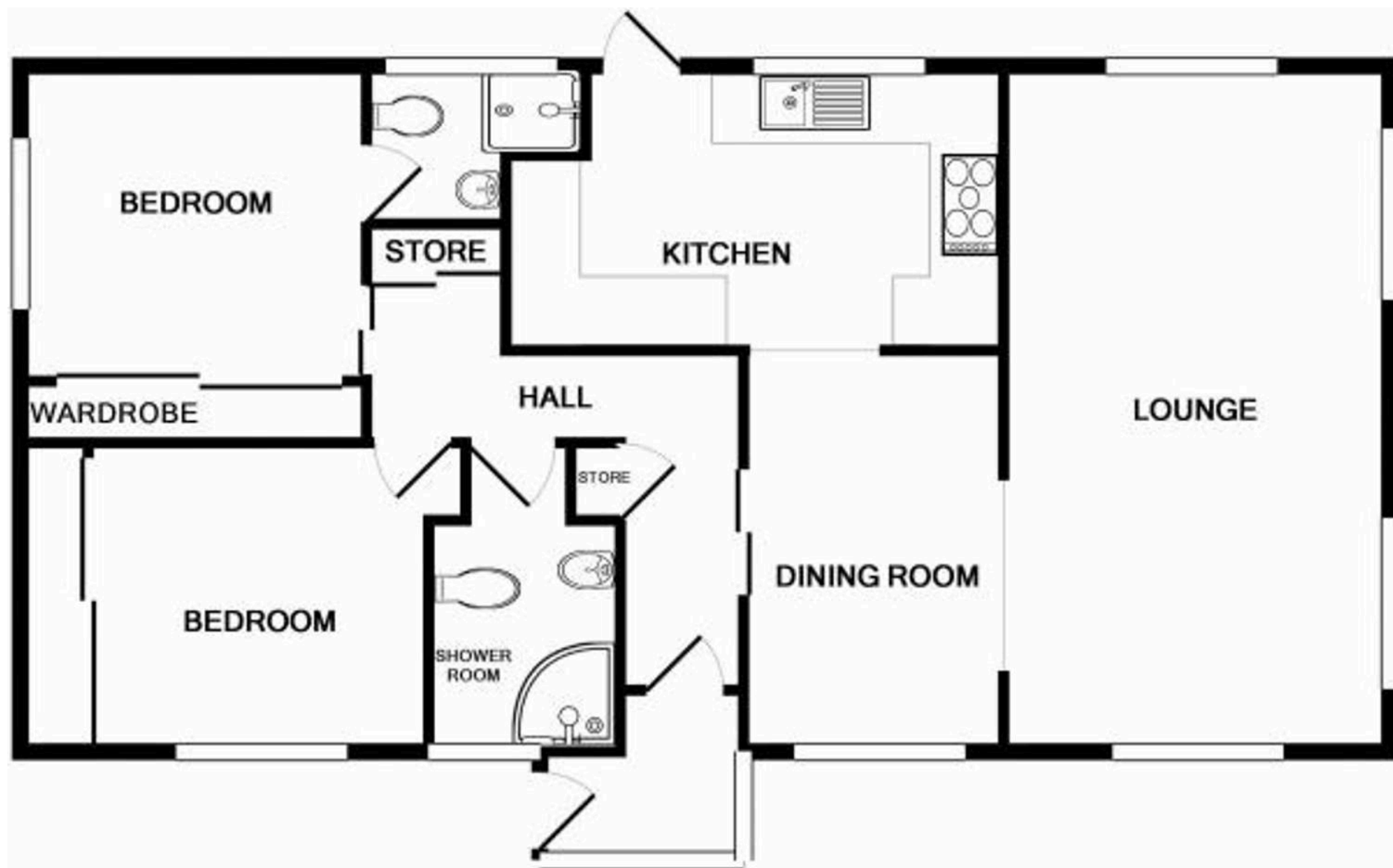
2 Parking Spaces

To the left side of the property, a tandem driveway for two vehicles.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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