



## 22 Lime Tree Way, Porthcawl

£599,000 Freehold

STUNNING FOUR BEDROOM DETACHED BUNGALOW • THREE RECEPTION ROOMS • OPEN PLAN KITCHEN/LOUNGE/DINER AND UTILITY ROOM • FOUR STUNNING BEDROOMS WITH PRIMARY BENEFITING A EN SUITE • POPULAR LOCATION OF DAN Y GRAIG WITH CLOSE PROXIMITY TO THE DUNES AND NEWTON • SOLAR PANELS WITH A AVERAGE INCOME OF UP TO £3000 PER ANNUM • DRIVE AND ENCLOSED SOUTH FACING GARDEN (LAND TO REAR IS TYTHEGSTON ESTATE) • VERSATILE AND STUNNING PROPERTY SET IN PORTHCRAWL

**DanielMatthew**  
ESTATE AGENTS



Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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- › THREE RECEPTION ROOMS
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### **PORCH**

Enter via UPVC double glazed door into the porch, plain walls, plain ceiling, storage cupboard, tiled flooring and access to the hallway.

### **ENTRANCE**

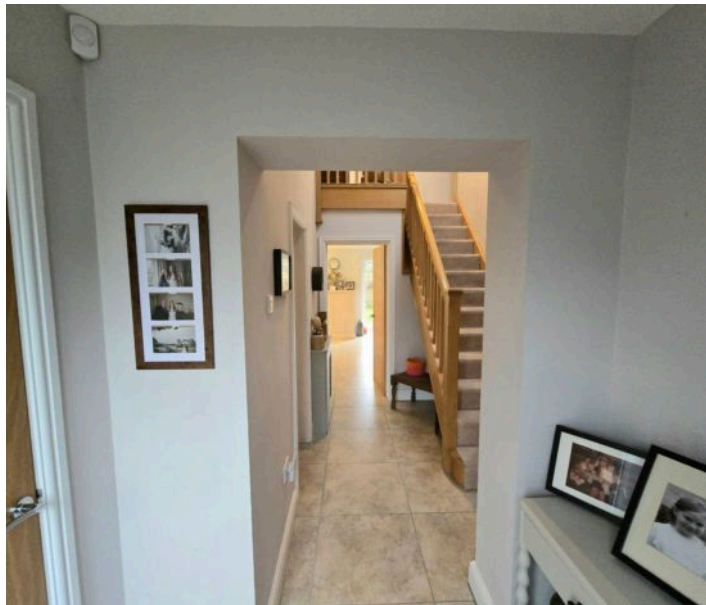
Beautiful hallway with vaulted ceiling, plain walls, plain ceiling, tile flooring, radiator and access to staircase and ground floor rooms.

### **STUDY**

UPVC double glazed window to front aspect, bespoke storage and shelving elevates this lovely study, plain walls, plain ceiling, tile flooring and radiator.

### **LOUNGE/KITCHEN/DINER**

Impressive open plan kitchen, lounge and dining area which is 32 ft x 14ft, the modern kitchen boasts a range of wall and base units with complimentary worktop, Delonghi five ring gas hob and electric oven with extractor and glass splashback, integrated fridge and dishwasher, breakfast bar with a UPVC double glazed window overlooks the garden. Dining area with space for a generous table which seamlessly flows into the lounge where there are large double doors and glass panels over looking the private garden, bespoke feature fireplace surround, plain walls, plain ceiling, tile flooring and radiators.



**CLOAKROOM**

UPVC double glazed window to front aspect, Two piece suite comprising low level WC, vanity wash hand basin, chrome heated towel radiator, tile walls and tile flooring.

**UTILITY ROOM**

UPVC double glazed window to rear aspect, combi boiler, space for a washing machine, space for a tumble dryer, worktop space and integrated stainless steel sink, UPVC double glazed door and window to rear aspect, access to the integral garage, plain walls and tile flooring.

**LANDING****PRIMARY BEDROOM**

Primary bedroom 16ft x 12ft with two double wardrobes, UPVC double glazed window to rear aspect, plain walls, plain ceiling, carpet flooring and radiator.

**EN SUITE**

UPVC double glazed window to rear aspect, Stunning Two piece suite comprising low level WC, wash hand basin, chrome heated towel radiator, tile and plain walls and tile flooring.

**BEDROOM TWO**

Bedroom Two with a UPVC double glazed window to front aspect, plain walls, plain ceiling, carpet flooring and radiator.

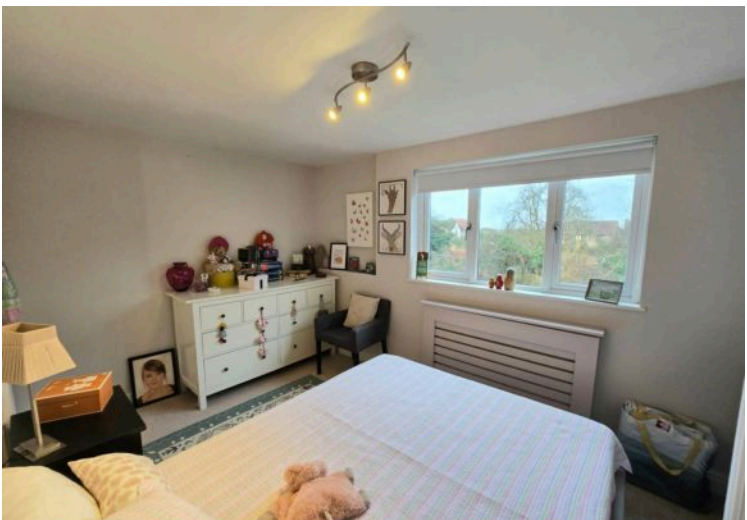
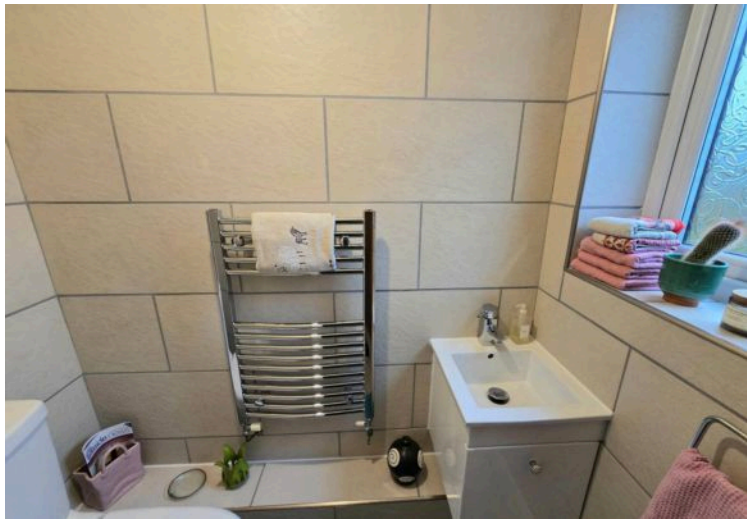
**BEDROOM THREE**

Bedroom three has bespoke wardrobes and feature wall panelling, UPVC double glazed window to rear aspect, plain walls, plain ceiling, carpet flooring and radiator.

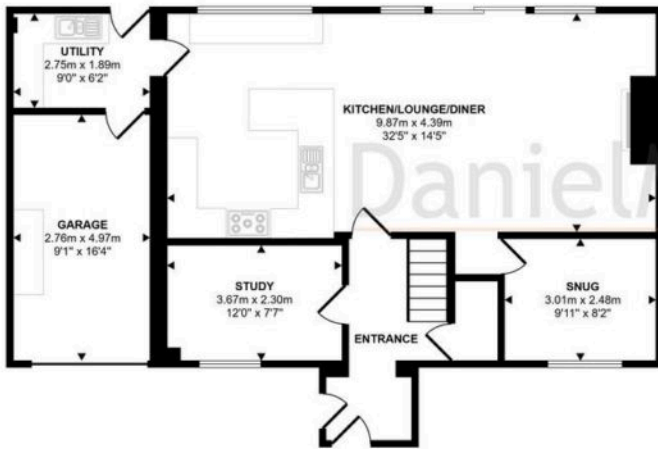
**BEDROOM FOUR**

Bedroom four benefits fitted storage, UPVC double glazed window to rear aspect, plain walls, plain ceiling, carpet flooring and radiator.

**BATHROOM**



Approx Gross Internal Area  
178 sq m / 1911 sq ft



Ground Floor  
Approx 94 sq m / 1013 sq ft

Denotes head height below 1.5m



First Floor  
Approx 83 sq m / 898 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.