



44 St. Johns Drive, Porthcawl

£350,000 Freehold

TWO BEDROOM SEMI DETACHED WITH TWO ATTIC ROOMS • RENOVATED OPEN PLAN KITCHEN/DINING/LIVING SPACE OVER LOOKING THE GARDEN • BEDROOM ONE/LOUNGE • BEDROOM TWO • DOWNSTAIRS BATHROOM • TWO ATTIC BEDROOMS AND SHOWER ROOMS(NOT TO REGULATIONS) • DRIVE TO FRONT AND SIDE WITH DETACHED GARAGE • ENCLOSED GARDEN • LOCATED IN NEWTON PORTHCAWL • WALKING DISTANCE TO NEWTON BEACH, LOCAL VILLAGE PUBLIC HOUSES AND AMENITIES • NEWTON VILLAGE LOCATION

DanielMatthew
ESTATE AGENTS



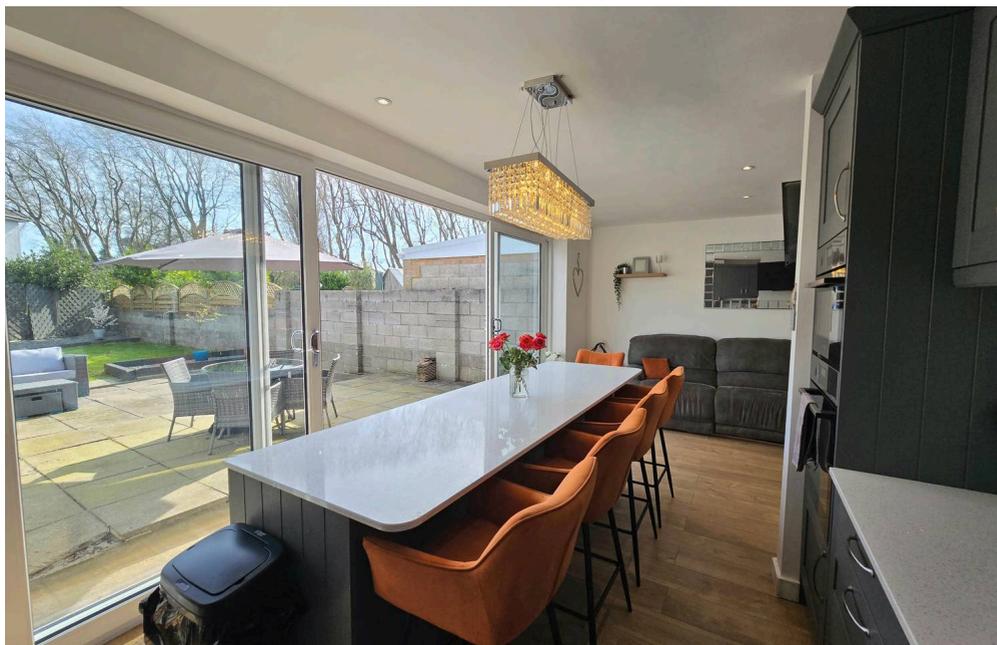
Impressive 2-bed semi in Newton Village, Porthcawl. Open plan living, attic rooms, modern kitchen, garage, gardens, parking. Walk to village and coast. Early viewing advised.

Council Tax band: D

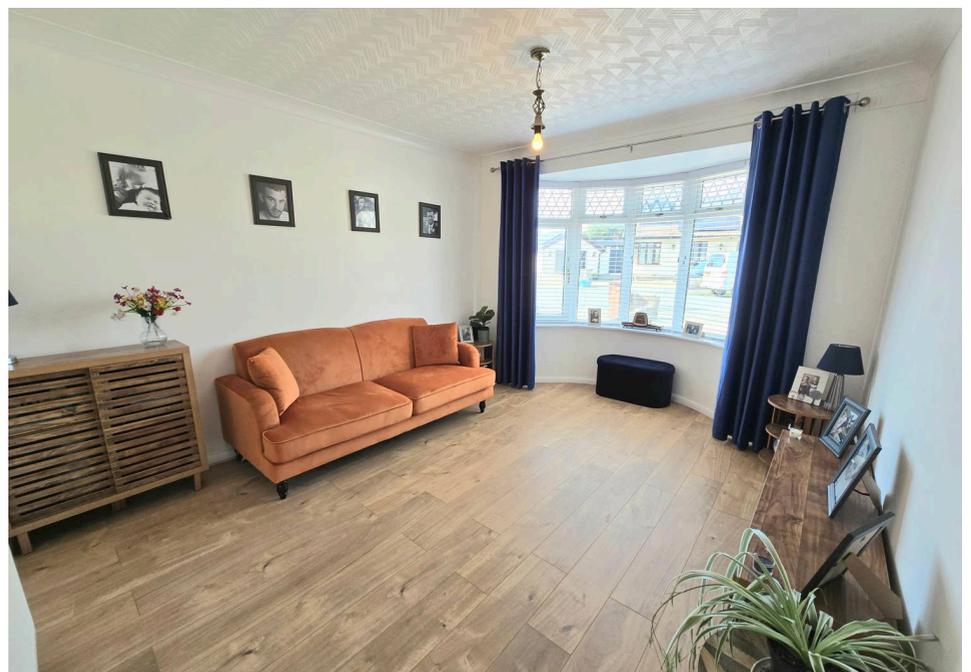
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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- › RENOVATED OPEN PLAN KITCHEN/DINING/LIVING SPACE OVER LOOKING THE GARDEN
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- › BEDROOM TWO
- › DOWNSTAIRS BATHROOM
- › TWO ATTIC BEDROOMS AND SHOWER ROOMS(NOT TO REGULATIONS)
- › DRIVE TO FRONT AND SIDE WITH DETACHED GARAGE
- › ENCLOSED GARDEN
- › LOCATED IN NEWTON PORTHCAWL
- › WALKING DISTANCE TO NEWTON





ENTRANCE

Enter via UPVC double glazed door into hallway, plain walls, plain ceiling, radiator, access to ground floor rooms and staircase access to the attic rooms.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

Versatile open plan kitchen/living room with 5 metre patio doors out to the garden. Recently renovated kitchen with a range of wall and base units with complimentary worktops, Social island with base storage perfect for entertaining and cooking, induction hob oven and electric oven with extractor over, stainless steel sink, integrated dish washer, integrated fridge/freezer, integrated washing machine, plain walls, plain ceiling, radiator, laminate flooring.

LOUNGE/BEDROOM ONE

Double glazed bay window to front aspect, plain walls, textured ceiling, radiator, laminate flooring, presently a lounge but perfect for a bedroom.

BEDROOM TWO

Double glazed bay window to front aspect, plain walls, textured ceiling, radiator, flooring.

BATHROOM

Renovated bathroom with a UPVC double glazed window, Three piece suite comprising panel bath with electric shower, low level wc, wash hand basin, tile walls, vinyl flooring and towel radiator.



ATTIC ROOM

Spacious attic room with a double glazed window, velux window, plain walls, plain ceiling, radiator, carpet flooring, fitted storage and access to the attic en suite.

EN SUITE

Velux window with a Three piece suite comprising thermostatic shower, low level wc, vanity wash hand basin, plain and tile walls, vinyl flooring and radiator.

ATTIC ROOM

Attic room with a velux window, plain walls, plain ceiling, radiator, carpet flooring.

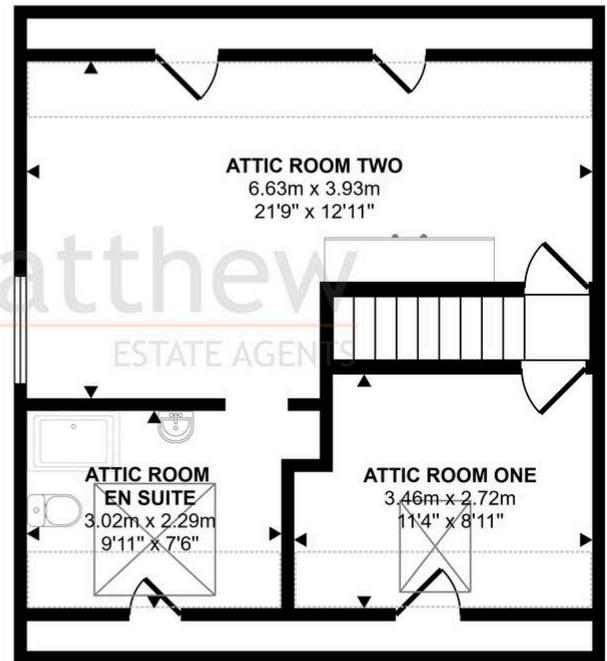
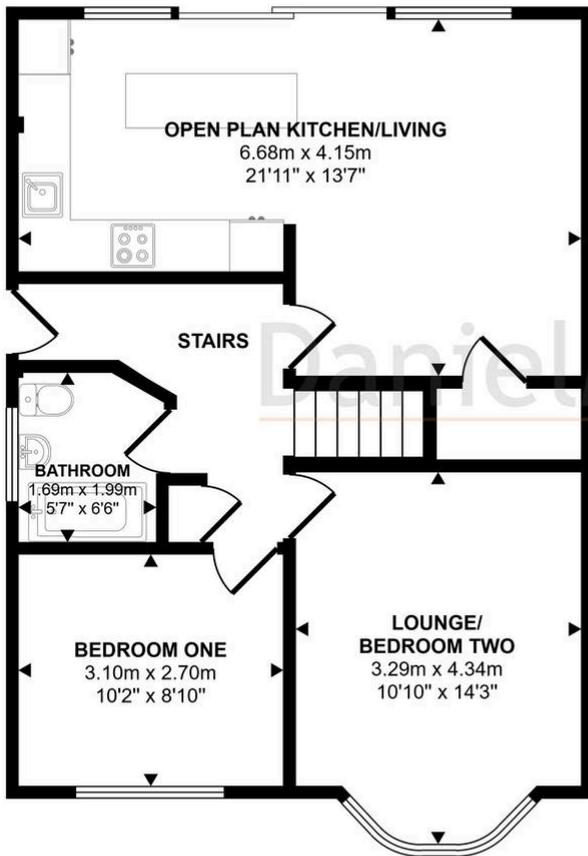
Garden

FRONT - Tarmac drive to side and front with decorative stones. REAR GARDEN- Fence and wall boundary with laid to patio, laid to lawn, decorative stones, side gates leading to the drive and garage.





Approx Gross Internal Area
108 sq m / 1167 sq ft



First Floor
Approx 48 sq m / 522 sq ft

Ground Floor
Approx 60 sq m / 645 sq ft

Denotes head height below 1.5m

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.

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