



22 Waunlon, Newton
Porthcawl, CF36 5RT



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£134,950 Leasehold

2 Bedrooms : 1 Bathroom : 1 Reception Room

Watts & Morgan are pleased to present to the market this well-proportioned two-bedroom first floor flat located in the popular sea-side town of Porthcawl. Within walking distance to local amenities, several beaches and reputable schools. Accommodation comprises; entrance porch, hall, kitchen, lounge, two double bedrooms and a bathroom. Externally offering a rear carparking space and a right of way over pathway. Offering no on-going chain. EPC Rating "C."

- Bridgend Town Centre 6.1 miles
- Cardiff City Centre 28.9 miles
- M4 (J37) 2.3 miles

Your local office: Bridgend

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Summary of Accommodation

ACCOMMODATION

Entrance via a partly glazed uPVC door into the entrance porch with a carpeted staircase to the first floor landing offering carpeted flooring and a uPVC window to the rear elevation. The hallway offers parquet flooring, a cupboard for storage and a loft hatch giving access to the loft space.

The kitchen has been fitted with a range of traditional wall and base units with tile work surfaces. Space and plumbing has been provided for freestanding goods. Further features include wood flooring, a uPVC window to the front elevation, cupboards for storage, a 'Belfast' sink unit and a cupboard housing the 'Baxi' combi boiler.

The lounge is a good sized reception room offering hardwood flooring, a uPVC window to the front elevation and a gas fireset on a tiled hearth and cast iron mantle.

Bedroom one is a good sized double bedroom offering carpeted flooring, a uPVC window to the rear elevation and a cupboard for storage.

Bedroom two is a further double bedroom offering hardwood flooring, a uPVC window to the rear elevation and a cupboard for storage.

The bathroom has been fitted with a 3-piece suite comprising; corner shower cubicle, wash-hand basin set within a vanity unit and WC. Further features include tiled flooring, fully tiled walls and two obscured uPVC windows to the rear elevation.

GARDENS AND GROUNDS

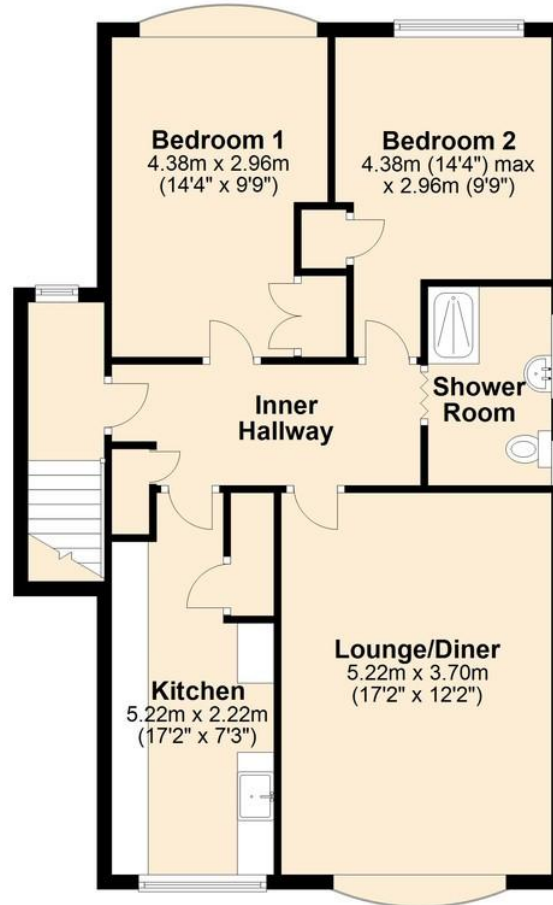
No.22 is accessed via a cul-de-sac and offers a rear car parking space. Rights are granted to use the driveways and paths onto the estate.

SERVICES AND TENURE

All mains services connected to the property. The property is leasehold with a lease of 99 years from 1974. Please be aware that additional fees may be incurred for items such as leasehold packs which should be confirmed by your legal representative.

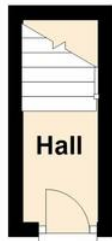
Floor Plan

Approx. 74.0 sq. metres (796.1 sq. feet)



Ground Floor

Approx. 2.8 sq. metres (30.6 sq. feet)



Total area: approx. 76.8 sq. metres (826.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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