



The Nook, 54B Rest Bay Close
Porthcawl, CF36 3UN
£282,500 Leasehold

The Nook, 54B Rest Bay Close Porthcawl, CF36 3UN

£282,500 - Leasehold

16010

DESCRIPTION

A Well Presented Ground Floor Apartment Situated In A Very Sought After Location And Benefiting From Sea Views. Being Sold With No Ongoing Chain, The Property Briefly Comprises; Entrance Hall, Lounge, Dining Room, Kitchen, Two Double Bedrooms, Bathroom, Utility, Wet Room, And WC. Externally The Property Benefits From Off-Road Parking For Several Vehicles And An Enclosed Lawned Garden. EPC Rating: 'D'.

DIRECTIONS

From Bridgend / Laleston, follow the A4229 through the hamlet of Tythegston and on towards Porthcawl. Continue straight across at the first (Newton) roundabout, and also at the second (Nottage) roundabout onto Fulmar Road. Rest Bay Close will be the last right turning, with no 35 being located on your left hand side.



ACCOMMODATION

ENTRANCE

Enter through uPVC door into Hallway with uPVC double glazed window to the rear elevation. Carpeted flooring, central ceiling light point, central heating radiator. Inset storage cupboard. Doors lead to:-

LOUNGE 18' 4" x 11' 10" (5.592m x 3.609m)

Central feature electric fire place with marble hearth and surround. Carpeted flooring. Two central heating radiators. Two wall mounted light points. Double glazed uPVC window to the front elevation with sea views and uPVC double glazed door leading out to the front enclosed garden.

DINING ROOM 9' 11" x 9' 4" (3.029m x 2.860m)

Carpeted flooring. Central heating radiator. Central ceiling light point. Double glazed uPVC window to the rear elevation. Archway leads to:-

KITCHEN 10' 8" x 9' 0" (3.252m x 2.751m)

Kitchen is comprehensively fitted with a range of white high gloss base and wall units with roll top laminate work surface and inset bowl and a half single drainer sink. Integrated appliances to remain include 'Hotpoint' electric oven, 'Hotpoint' microwave, 'Hotpoint' fridge, 'Hotpoint' freezer, 'Hotpoint' dishwasher, 'Hotpoint' four ring hob with 'Hotpoint' extractor over. Tiled splashbacks, tiled flooring, central ceiling light point, central heating radiator. Double glazed uPVC window to the front elevation with sea views and obscured double glazed uPVC door leading to side elevation. Door lead to:

UTILITY 16' 10" x 8' 7" (5.138m x 2.634m)

Fitted with a range of base and wall units with roll top laminate work surface. Space for free standing appliances. Tiled effect laminate flooring. Recessed ceiling spotlights. Central heating radiator. Double glazed uPVC window to the rear elevation. Archway leads to:-

WET ROOM 3' 0" x 4' 7" (0.931m x 1.421m)

Fitted with a thermostatic shower. Fully tiled. Recessed ceiling spotlights.

WC 4' 2" x 4' 4" (1.292m x 1.334m)

Fitted with a two piece white suite comprising; low level dual flush WC and wall mounted hand basin, tiled splashbacks. Laminate tile effect flooring. Chrome effect heated towel rail. Wall mounted 'Worcester' gas central heating boiler.

BEDROOM ONE 11' 4" x 9' 10" (3.466m x 3.004m)

Fitted with a range of built in wardrobes, chest of drawers and bedside table. Carpeted flooring, central heating radiator, wall mounted light points. Double glazed uPVC window to the front elevation with sea views.

BEDROOM TWO 9' 11" x 9' 9" (3.028m x 2.996m)

Fitted with a range of built in wardrobes. Central heating radiator, carpeted flooring, wall mounted light points. Double glazed uPVC window to the front elevation with sea views.

BATHROOM 7' 1" x 6' 2" (2.184m x 1.890m)

Fitted with a three piece white suite comprising; low level WC, wall mounted wash basin, and panelled bath. Part tiled walls, tiled flooring, central ceiling light point, central heating radiator. Obscured double glazed uPVC window to the rear elevation.

OUTSIDE

Accessed off Rest Bay Close is a tarmac driveway providing off road parking for several vehicles. Paved patio area leads to the front door. Pathway leads to the side of the property.

The garden is enclosed by brick wall and is mainly laid to lawn with borders planted with a variety of mature shrubs. Patio area providing ample space for outdoor dining. Timber garden shed.

SERVICES

All mains connected.

TENURE

Leasehold



MEASUREMENTS

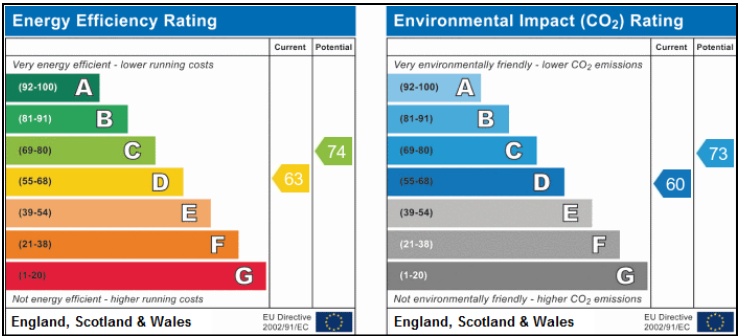
All measurements have been taken by sonic tape and are approximate and should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed and could be subject to a small margin of error.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the Energy Performance Certificate is available on request.

PROCEEDS OF CRIME ACT 2002

Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.



Chartered Surveyors, Auctioneers and Estate Agents

1 Nolton Street, Bridgend, CF31 1BX
Tel: 01656 644288
Email: bridgend@wattsandmorgan.co.uk
www.wattsandmorgan.wales

Established 150 Years
1857 ~ 2007



Watts & Morgan is a trading name of Watts & Morgan LLP. Registered in Wales Partnership No. OC306058 Registered office 1 Station Hill, Bridgend, Wales, UK, CF31 1EA. Watts & Morgan LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract; (ii) no person in the employment of Messrs. Watts & Morgan has any authority to make or give any representation or warranty whatever in relation to this property.



