



21 Clos-Y-Deri

Porthcawl, CF36 3PR.

£209,950 - Freehold

- A Deceptively Spacious Detached Bungalow.
- Located In The Sought After Town Of Porthcawl.
- Entrance Hall, Lounge/Diner, Kitchen, Garden Room, Sun Room.
- Master Bedroom With En-Suite, Second Double Bedroom, And A Wet Room.
- South Facing Rear Garden, Off-Road Parking For Several Vehicles, And A Single Garage.
- EPC Rating: 'D'.

Porthcawl Town Centre – 1.3 miles

M4 (J36) – 2.9 miles

Cardiff City Centre – 29.1 miles

Swansea City Centre – 18.9 miles

(All distances are approximate)



The Property

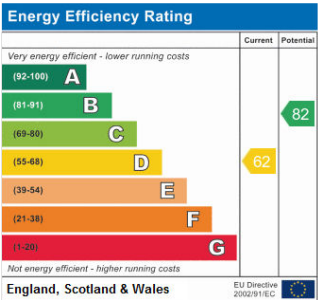
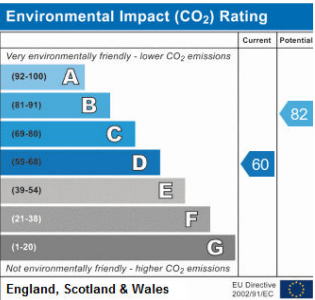
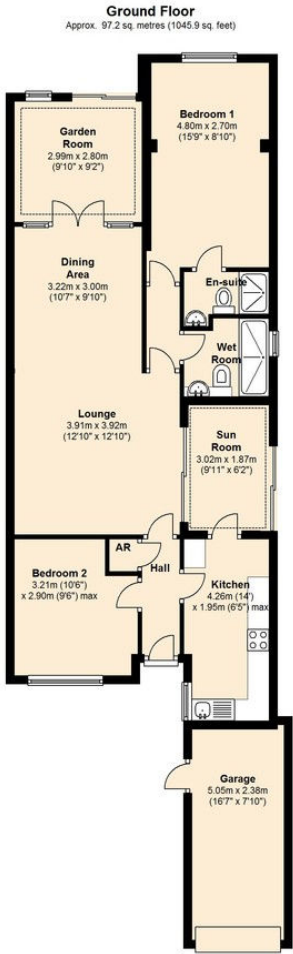
Enter through a stained glass obscured double glazed uPVC door into the Entrance Hall which benefits from vinyl flooring, central ceiling light point, and a recessed airing cupboard housing a 'Worcester' gas central heating boiler. The Lounge/Diner benefits from a central feature electric fireplace, carpeted flooring, central ceiling light point, central heating radiator, sliding double glazed UPVC patio doors leading to the Sun Room and double glazed uPVC French doors with matching side panels leading to the Garden Room. The Kitchen has been fitted with a range of base and wall units with roll top laminate work surface and an inset single drainer stainless steel sink. Integrated appliances to remain include; 'Electrolux' electric oven, 'Indesit' four ring gas hob with recessed extractor over. Space and plumbing has been provided for a freestanding dishwasher and fridge freezer. The Kitchen further benefits from tiled flooring, tiled splashbacks, central ceiling light point, and a central heating radiator. The Sun Room benefits from a wall mounted light point, laminate flooring, aluminium glazed sliding patio door leading to the side elevation and double glazed uPVC sliding patio door leading into the Lounge/Diner. The Garden Room benefits from carpeted flooring, wall mounted light point, central heating radiator, a double glazed uPVC window to the rear elevation and a single glazed aluminium sliding patio door leading out to the rear enclosed garden.

Bedroom One is a spacious double bedroom located to the rear of the property which benefits from carpeted flooring, central ceiling light point, central heating radiator, a double glazed uPVC window to the rear elevation, and a loft hatch providing access to loft space. A door leads to the En-Suite has been fitted with a three piece suite comprising; wash basin, WC and shower enclosure with thermostatic shower. The En-Suite further benefits from tiled flooring, fully tiled walls, and a central ceiling light point. Bedroom Two is a double bedroom located to the front of the property which benefits from carpeted flooring, central ceiling light point, central heating radiator, and a double glazed uPVC window to the front elevation. The Wet Room has been fitted with a three piece white suite comprising vanity unit mounted wash basin, low level dual flush WC with hidden cistern and a shower enclosure with thermostatic shower over. The Wet Room further benefits from having fully tiled flooring and walls, recessed ceiling spotlights, chrome effect heated towel rail, and an obscured double glazed uPVC window to the side elevation.

To the front of the property is an enclosed front garden which provides ample off-road parking for several vehicles and leads to the single detached garage. A pathway leads to the side of the property and gives access to the rear enclosed garden via a timber pedestrian access gate. The Garage benefits from having a manual up and over vehicular access door, electrical lighting and power points, an obscured aluminium door to the side elevation and a double glazed uPVC window to the side elevation. The rear enclosed garden has been predominantly paved to provide a low maintenance space with a decked patio area providing ample space for outdoor entertaining and dining. Borders have been planted with a variety of mature trees and shrubbery. The garden further benefits from having a timber garden storage shed and an aluminium greenhouse.



Floorplan & EPC



www.wattsandmorgan.wales
01656 644288

Although these particulars, together with photographs and floor plans are intended to give a fair description of the property, they do not form any part of a contract. The vendors, their agents, Watts and Morgan and persons in their employ do not give a warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Watts and Morgan.

Bridgend Office
1 Nolton Street, Bridgend
CF31 1BX
T 01656 644 288
F 01656 768 279
E bridgend@wattsandmorgan.wales

Penarth Office
3 Washington Buildings, Stanwell Rd, Penarth,
Vale of Glamorgan, CF64 2AD
T 029 2071 2266
F 029 2071 1134
E penarth@wattsandmorgan.wales

Cowbridge Office
55 High St, Cowbridge,
Vale of Glamorgan CF71 7AE
T 01446 773 500
F 01446 775 757
E cowbridge@wattsandmorgan.wales

Mayfair Office
Cashel House, 15 Thayer Street,
London, W1U 3JT
T 020 7467 5330
E london@wattsandmorgan.wales