



Brickyard 'Cobwebs Corner' offers over £270,000

- Charming 2-bedroom cottage
- Character living room with feature stone wall
- Front courtyard seating area
- Recently replaced roof
- Partial rewire completed
- Near the Beach
- No Chain
- EPC Rating: D



 2
  1
  1



About the property

Charming 2-Bedroom Cottage with Attic space currently being used to house a double bed - Prime Newton Village Location

This delightful two-bedroom cottage offers character and practicality, featuring a spacious attic area ideal for additional storage or extra space for guest. The inviting living room boasts a striking feature stone wall and a stylish spiral staircase, creating a unique focal point and a sense of charm. The kitchen is well proportioned with ample wall and base units and unique resin work tops, the kitchen also offers a dining space.

To the front of the property, a pleasant courtyard seating area provides the perfect spot for relaxing outdoors. Ideally situated in the sought-after village of Newton, the home enjoys easy access to a wide range of local amenities as well as a nearby beach.

The property further benefits from a recently replaced roof and a partial rewire, offering added peace of mind for prospective buyers.



Accommodation

Entrance Porch

Living Room

12' 11" x 12' 10" (3.94m x 3.91m)

Kitchen/ Dining Room

13' 1" x 8' 4" (3.99m x 2.54m)

Landing

Bedroom One

12' 10" x 11' 9" (3.91m x 3.58m)

Bedroom Two

8' 1" x 6' 11" (2.46m x 2.11m)

Attic

20' x 9' 10" (6.10m x 3.00m)

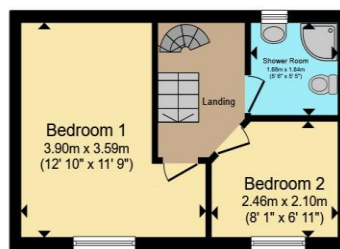
01656 771600

porthcawl@peteralan.co.uk

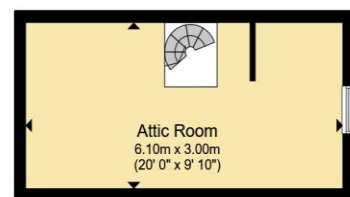
Floorplan



Ground Floor



First Floor



Second Floor

Total floor area 71.2 m² (766 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

