



Fulmar Road, Porthcawl, Bridgend. CF36  
3UL

£240,000



PAYTON  
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CAINES

# Fulmar Road, Porthcawl, Bridgend. CF36 3UL

\*NO ONWARD CHAIN\*

A good size three bedroom detached bungalow comprising entrance hall, kitchen/breakfast room, lounge, bathroom, enclosed rear garden of a fantastic size, ample driveway and single garage. Walking distance of Rest Bay Beach and Porthcawl Promenade!

£240,000

- NO ONGOING CHAIN
- Three bedroom detached bungalow
- Good size kitchen/breakfast room and lounge
- Generous sized rear garden and driveway
- Gas fired central heating, EPC-D
- Ideal retirement purchase/walking distance of the beach



## DESCRIPTION

Introducing this good sized three bedroom detached bungalow which is sold with no ongoing chain and would make an ideal retirement purchase. The property requires some modernisation however occupies a good sized plot with a generous rear garden, side driveway and detached garage.

Fulmer Road leads directly to the sea front and also has some local convenience stores close by.

Porthcawl town centre has a vibrant 'High Street' with plenty of local amenities, food outlets and shops.

## ENTRANCE HALL

Access is via the side of the property into the entrance hallway where there are two handy fitted storage cupboards, fitted carpet and neutral decor. Doorway leading into kitchen.

## KITCHEN (12' 6" x 9' 10") or (3.80m x 3.0m)

Overlooking the front of property via a bow window is this good sized kitchen/breakfast room, which is arranged with wall mounted and low level kitchen units in solid wood with complementary work surface and ceramic tiles to splash back. There is a built in fitted storage cupboard housing electric and gas metres and space for a washing machine and under counter fridge plus plenty of space for table and chairs alongside a handy serving hatch into the lounge.

## LOUNGE (13' 1" x 17' 1") or (4.0m x 5.20m)

This good sized room is front facing via large bow window with built in fitted storage or window seat and a feature central living flame gas fire with ceramic hearth and mantle (housing the back boiler).

## BATHROOM

Three piece suite comprising low level w.c. wash hand basin and bath with frosted glazed window overlooking the side.

## BEDROOM 1 (13' 1" x 10' 10") or (4.0m x 3.30m)

This generous double bedroom overlooks the rear garden.

## BEDROOM 2 (10' 10" x 9' 10") or (3.30m x 3.0m)

Currently being used as a sitting room with a large picture window and glazed door overlooking the rear garden, however, is also a good sized double bedroom.



## BEDROOM 3 (9' 6" x 6' 11") or (2.90m x 2.10m)

Overlooks the side of property.

## OUTSIDE

There is a generous sized enclosed rear garden, laid to lawn with perimeter of mature trees and shrubs and patio area immediately adjacent to the rear of bungalow.

There are two storage sheds to the side of the detached single garage that has a traditional up and over door and power. Good sized driveway laid to pressed concrete, with ample parking for cars.

Front garden is laid to lawn with a privacy hedge.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines.



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