



Rest Bay Close, Porthcawl, Bridgend. CF36 3UN

£179,950

 PAYTON JEWELL CAINES

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Being sold with NO ONWARD CHAIN, Two bedroom ground floor apartment comprising kitchen, lounge, two bedrooms, bathroom, ample storage, single garage with off road parking and within close proximity of Rest Bay.

£179,950 - Leasehold

- Ground floor two bedroom flat
- Single garage with driveway parking
- Good sized enclosed rear garden
- Gas fired central heating
- Requires modernisation throughout, EPC-D
- Within a five minute walk of Rest Bay
- Ideal retirement property or investment
- Being sold with no ongoing chain



GENERAL INFORMATION

Introducing this two bedroom ground floor flat located within easy walking distance of Rest Bay and benefiting from gas fired central heating. There is the benefit of a single garage with off road parking, a good sized rear garden. Being sold with no ongoing chain. Requires modernisation however would make an ideal retirement property or investment opportunity.

FRONT

Enclosed front laid to patio with further area finished with chipping's. Off road parking provided for two vehicles. Timber storage shed to remain.

ENTRANCE PORCH

Double glazed PVCu door with side glazed panels leads into the entrance porch. Tongue and groove wall cladding and fitted carpet.

ENTRANCE HALL

Via a frosted glazed PVCu door. Coving to the ceiling, papered walls, skirting and fitted carpet. Fitted storage cupboard housing hot water tank with additional shelving. Further two fitted storage cupboards.

KITCHEN (11' 6" x 6' 11") or (3.50m x 2.10m)

PVCu double glazed window overlooks front aspect with fitted roller blind. Kitchen is finished with a range of wall and base units with a complementary roll edge work surface. Ceramic tiles to splash back areas. Inset one and a half basin sink and drainer with mixer tap. Integrated double oven with four ring gas hob and overhead extractor hood. Plumbed for washing machine. Floor standing Ideal Mexico boiler. Serving hatch to lounge.

LOUNGE (13' 4" x 11' 8") or (4.07m x 3.55m)

Good sized lounge with coved ceiling, papered walls, skirting and fitted carpet. Central light fitting with coordinating wall lights. Electric fire. PVCu double glazed patio doors give access out to the rear garden.

BEDROOM 1 (12' 0" x 10' 2") or (3.65m x 3.10m)

PVCu double glazed window overlooking the rear garden. Coved ceiling with papered walls, skirting and fitted carpet.

BEDROOM 2 (10' 2" x 7' 10") or (3.10m x 2.40m)

PVCu double glazed window overlooking the rear garden. Coved ceiling, papered walls, skirting and fitted carpet.

FAMILY BATHROOM

Frosted glazed window to side aspect with fitted roller blind. Central light fitting. Fully tiled to the walls with fitted carpet. Three piece suite featuring low level w.c., wash hand basin and bath with over bath electric shower. Radiator.

GARAGE

With a PVCu double glazed window to the side. Electric up and over door, power and light installed.



REAR GARDEN

Enclosed rear garden finished with a good sized patio area. Steps lead down to an area laid to lawn with mature trees and shrubs to the perimeter.

DIRECTIONS

Upon entering Porthcawl take the second exit off the roundabout signposted Nottage onto Fulmar Road. Continue along and Rest Bay Close can be found on the right hand side.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<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 ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ 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 (CO₂) 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. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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