



Sandpiper Road, Porthcawl, Bridgend,  
CF36 3UT

£300,000

**PJC** PAYTON  
JEWELL  
CAINES

# Sandpiper Road, Porthcawl, Bridgend. CF36 3UT

Three bedroom DETACHED BUNGALOW situated in Porthcawl and comprising entrance porch, hallway, lounge/diner, kitchen, downstairs bathroom with separate w.c. CONSERVATORY, front and rear garden, OFF ROAD PARKING AND GARAGE. Viewing recommended.

£300,000 - Freehold

- Three bedroom detached bunaglow
- Sought after location
- In need of modernisation
- Lounge/diner and conservatory
- Enclosed rear garden, EPC-E
- Off road parking and garage



## DESCRIPTION

Introducing this good sized three bedroom detached bungalow situated in the sought after location of Porthcawl. The property requires some modernisation however occupies a good sized plot with a generous rear garden, side driveway and garage. Viewing recommended.

## ENTRANCE PORCH

Polystyrene ceiling, non slip flooring, PVCu double glazed windows to the side of property. PVCu double glazed door leading out to the rear garden and PVCu double glazed door leading into the hallway.

## ENTRANCE HALL

Artexed and coved ceiling, papered walls, fitted carpet, two built in storage cupboards, one housing the hot water tank.

## LOUNGE/DINER (18' 9" max x 22' 10" max) or (5.71m max x 6.96m max)

L shaped room finished with emulsioned and coved ceiling, papered walls, fitted carpet and PVCu double glazed windows one to the side and two to the front of the property. Two radiators and feature fire surround with stone back and hearth housing a gas fire. Door leading into the kitchen.

## KITCHEN (18' 11" max x 14' 10" max) or (5.76m max x 4.53m max)

Artexed ceiling, part tongue and groove/part papered tiled walls. A range of wall and base units with complementary work surface housing stainless steel sink drainer. Integrated washing machine, space for freestanding cooker and plumbing for automatic washing machine. Space for table and chairs. Built in storage cupboard, PVCu door leading out to the garden and PVCu double glazed window to the front of property.

## BEDROOM 3 (8' 0" x 8' 11") or (2.44m x 2.73m)

Artexed ceiling, papered walls, PVCu double glazed window overlooking the inner porch, fitted carpet and radiator.

## BEDROOM 1 (10' 11" x 10' 5") or (3.34m x 3.18m)

Artexed and coved ceiling, papered walls, fitted carpet, built in storage cupboards, radiator and PVCu double glazed window overlooking the conservatory.

## BEDROOM 2/RECEPTION 2 (9' 11" x 11' 7") or (3.03m x 3.52m)

Artexed ceiling, papered walls, fitted carpet, radiator, fitted wardrobes and French doors leading into the conservatory.

## W.C. (2' 7" x 5' 8") or (0.80m x 1.72m)

Artexed ceiling, fully tiled walls, tiled flooring, PVCu double glazed window with obscured glass to the rear of property. Low level w.c.

## FAMILY BATHROOM (6' 11" x 14' 6") or (2.12m x 4.42m)

Artexed ceiling, fully tiled walls, tiled flooring, PVCu double glazed window to the side of the property and radiator. Three piece suite comprising corner bath, shower cubicle and sink/pedestal. Built in cupboards.



## CONSERVATORY (10' 1" x 19' 0") or (3.07m x 5.80m)

Polycarbonate roof, dwarf wall with windows all around, wooden flooring, PVCu French doors leading out to the rear garden.

## ATTIC

The attic is accessed via a pull down ladder and is fully plastered and insulated with two velux windows and wooden floors. There is separate access to the normal attic which is used for storage. The attic currently contains a fully functioning modern railway.


## OUTSIDE

Off road parking to the front for three/four vehicles and access to the garage. The front garden is laid to lawn with pathway and bordered with mature shrubs and plants.

Enclosed rear garden with patio area and steps leading down to the lawned area, bordered with mature shrubs and plants. Storage shed and access through a door back to the inner porch.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.



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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