

Payton
Jewell
Caines



2 Lewis Place, Porthcawl, Bridgend. CF36
3EF

Offers Over
£300,000

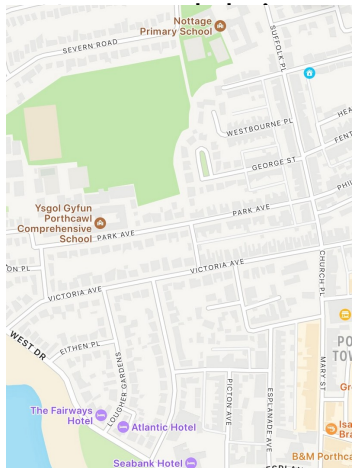
 PAYTON
JEWELL
CAINES

2 Lewis Place, Porthcawl, Bridgend. CF36 3EF

Traditional three bedroom semi detached house comprising entrance hall, open plan modern kitchen/dining/living, downstairs w.c./utility, three bedrooms, family bathroom, enclosed South facing rear garden with DETACHED GARAGE. Walking distance to the seafront and Porthcawl town centre. NO ONWARD CHAIN.

Offers Over £300,000

- Traditional three bedroom semi detached house
- Beautifully presented throughout
- Contemporary open plan kitchen/living/dining
- Enclosed South facing rear garden plus detached garage
- Walking distance to two local primary schools, sea front and town centre



DESCRIPTION

A traditional three bedroom semi detached house situated within the sought after seaside town of Porthcawl. The property offers an open plan kitchen/dining/living room downstairs w.c./utility, three bedrooms, bathroom, enclosed rear garden and detached garage. Porthcawl offers a range of local amenities including shops, schools, restaurants/public houses, theatre and attractive promenade. There is good road access to Bridgend, M4 corridor and other local coastal areas. Sold with no onward chain.

Key Features

Modern open plan kitchen / dining area with breakfast bar.
New boiler, electrics and plumbing throughout with certificates.
Kitchen appliances to remain.
2 minute walk to Nottage Primary School.
8 minute walk to Porthcawl town centre and seafront.
NO ONWARD CHAIN.

ENTRANCE

Via PVCu front door into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling with central light pendant, emulsioned walls, skirting, radiator, engineered wood flooring, stairs leading to the first floor and under stairs storage.

OPEN PLAN KITCHEN/DINER (18' 1" x 17' 9") or (5.50m x 5.40m)

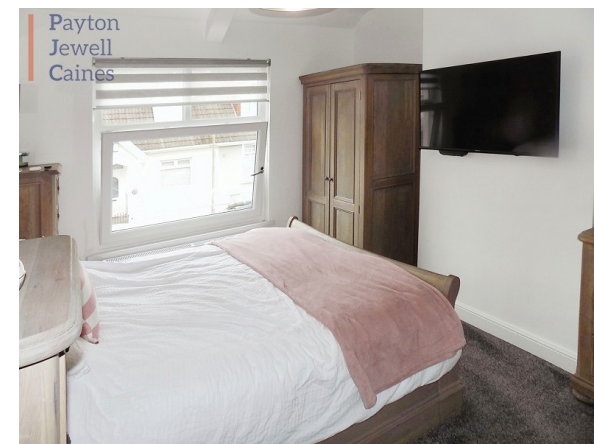
Benefiting from two PVCu double glazed windows overlooking the rear garden both with fitted day & night roller blinds. Emulsioned ceiling with recessed LED spot lights to the kitchen and central fan light pendant over the dining area. Finished with emulsioned ceiling and walls, skirting, a continuation of the engineered wood flooring and part glazed PVCu door leading out to the rear. The kitchen is arranged with low level and wall mounted handle free units in 'Marine Blue' with complementary square edge work surface and up stand. Large inset sink with swan neck tap, Range cooker with five ring gas hob, under counter fridge, freezer and dishwasher all to remain. Central Island with storage below and feature light pendants with breakfast bar area. To the dining area is a feature chimney breast and ample space for dining table and chairs. Open through to the lounge.

LOUNGE (14' 1" x 11' 4") or (4.30m x 3.45m)

Overlooking the front via a large box bay PVCu double glazed window all with fitted day & night roller blinds and finished with emulsioned ceiling, central light pendant and fan, emulsioned walls, skirting and a continuation of the engineered wood flooring. Feature fireplace with a recess wood burning stove with black hearth.

W.C./UTILITY

PVCu frosted glazed window to the rear, emulsioned ceiling with recessed LED spot lights, ceiling mounted extractor, emulsioned walls, skirting and engineered wood flooring. Two piece suite in white comprising w.c. and wall mounted wash hand basin with chrome mixer tap and storage below. Wall mounted heated chrome towel rail. Plumbing for automatic washing machine and space to stack tumble.



LANDING

Via stairs with fitted carpet and wooden balustrade. Emulsioned ceiling with central light pendant, emulsioned walls, skirting and fitted carpet.

FAMILY BATHROOM

PVCu frosted glazed window to the rear with a fitted day & night roller blind, central light pendant, emulsioned ceiling and walls, skirting and wood effect vinyl flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and storage below and bath with chrome mixer waterfall tap with over bath plumbed shower with hand attachment and rainwater head. Wall mounted extractor and wall mounted heated chrome towel rail.

BEDROOM 1 (13' 0" x 10' 6") or (3.95m x 3.20m)

Overlooking the front via PVCu double glazed tilt n turn window with a fitted day & night roller blind and finished with emulsioned ceiling and walls, skirting and fitted carpet.

BEDROOM 2 (11' 0" x 10' 6") or (3.35m x 3.20m)

Overlooking the rear via PVCu double glazed tilt n turn window with a fitted day & night roller blind and finished with emulsioned ceiling and walls, skirting and fitted carpet.

BEDROOM 3 (9' 10" x 6' 7") or (3.00m x 2.00m)

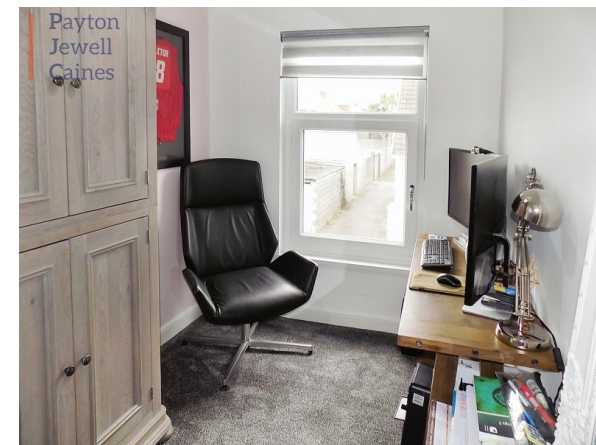
Overlooking the front via PVCu double glazed tilt n turn window with fitted day & night roller blind, access to loft storage, emulsioned ceiling and walls, skirting and fitted carpet.

OUTSIDE

Enclosed South facing rear garden laid to a large tiled patio with steps down to lawn and pathway through to the detached rear garage with rear lane access. Side gated access to the garden. Front forecourt garden with gated access.


NOTE

The vendor informs us that the property is held freehold however we have not inspected the title deeds.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



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.



www.pjchomes.co.uk

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