



Payton
Jewell
Caines

Acacia Avenue, Newton, Porthcawl,
Bridgend. CF36 5BJ

£260,000



PAYTON
JEWELL
CAINES

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Well presented three bedroom mid terrace house comprising entrance hall, open plan lounge/kitchen, downstairs w.c. SUN ROOM, bathroom, EN SUITE to bedroom one, enclosed rear garden and allocated parking to the rear. Viewing recommended.

£260,000 - Freehold

- Three bedroom mid terraced house
- Open plan lounge/kitchen
- Sun room
- En suite to master bedroom and downstairs w.c.
- Enclosed rear garden and allocated parking
- EPC - C / Council tax -



DESCRIPTION

Three bedroom mid terrace house comprising entrance hall, lounge, kitchen, downstairs w.c. SUN ROOM, bathroom, EN SUITE to bedroom one, enclosed rear garden and allocated parking to the rear. Viewing recommended.

Located in Porthcawl where there remains a traditional high street and promenade with shops, public houses and restaurants. Porthcawl Grand Pavilion is a prominent building on the seafront and offers local shows and pantomimes and the recently rejuvenated Harbour Quarter adjacent to the Lifeboat Station provides a bustling modern cafe and restaurant environment.

Porthcawl is home to four Primary schools, namely West Park, Nottage, Porthcawl and Newton. There are two comprehensive schools, Porthcawl and St Clares.

ENTRANCE

Via PVCu part glazed door into the entrance hall.

ENTRANCE HALL

Textured and emulsioned ceiling, emulsioned walls, skirting, tiled flooring, stairs leading to the first floor with under stairs storage and wooden doors leading off.

DOWNSTAIRS W.C.

Textured and emulsioned ceiling with centre light, skimmed and emulsioned walls, skirting, continuation of the tiled flooring and radiator. Two piece suite comprising low level w.c. and wall mounted wash hand basin with chrome taps and tiled splash back.

OPEN PLAN LOUNGE/KITCHEN (24' 7" x 14' 10") or (7.50m x 4.52m)

Skimmed and emulsioned ceiling and walls with centre light, skirting, high gloss marble tiled flooring, PVCu window overlooking the front of the property with fitted blinds to remain. The kitchen is finished with a range of wall and base units with complementary quartz work surfaces and up stand. Moulded inset one and half bowl sink and built in drainer with gold swan neck tap. Stainless steel four ring hob burner and overhead extractor, single built in oven, integrated fridge/freezer, dishwasher and washing machine. Arch leading to the sun room.

SUN ROOM (12' 11" x 6' 1") or (3.93m x 1.86m)

Skimmed and emulsioned ceiling with inset spot lights, PVCu double glazed windows and PVCu French doors with side panels leading out to the rear garden with fitted blinds.

LANDING

Textured and emulsioned ceiling with centre light, access to the loft via a ladder which is boarded, skirting and laminate flooring in light grey. Wooden doors leading off.

BEDROOM 1 (11' 7" x 10' 6") or (3.52m x 3.20m)

Overlooking the front of the property via PVCu double glazed window with fitted blinds to remain and finished with textured and emulsioned ceiling with inset spot lights, emulsioned walls, radiator, skirting and a continuation of the grey laminate flooring. Large built in storage cupboard and access to the en suite.



EN SUITE

Textured and emulsioned ceiling with centre light and ceiling fan, fully tiled walls, skirting, LVT flooring and PVCu obscured window overlooking the front of the property. Three piece suite comprising pedestal wash hand basin with chrome mixer taps, w.c. and shower enclosure with chrome shower.

BEDROOM 2 (8' 6" x 7' 4") or (2.60m x 2.24m)

Overlooking the rear of the property via PVCu double glazed window with fitted blinds to remain and finished with textured and emulsioned ceiling with centre light, emulsioned walls, radiator, skirting and grey laminate flooring.

BEDROOM 3 (9' 7" x 6' 1") or (2.91m x 1.85m)

Overlooking the rear of the property via PVCu double glazed window with fitted blinds to remain and finished with textured and emulsioned ceiling, emulsioned walls, skirting, continuation of the laminate flooring and radiator.

BATHROOM (6' 0" x 5' 5") or (1.84m x 1.66m)

Textured, emulsioned and coved ceiling with centre light, electric extractor fan, fully tiled with decorative border, skirting and vinyl flooring. Three piece suite comprising low level w.c. pedestal wash hand basin with chrome mixer tap and bath with chrome mixer taps. Wall mounted chrome towel rail.

OUTSIDE


Low maintenance front garden laid to gravel with path leading to the front door and two designated parking spaces to the side of the property.

Enclosed rear garden bound by wooden fencing, laid to decking and patio with rear gate leading to the car parking and access to Newton beach sand dunes.

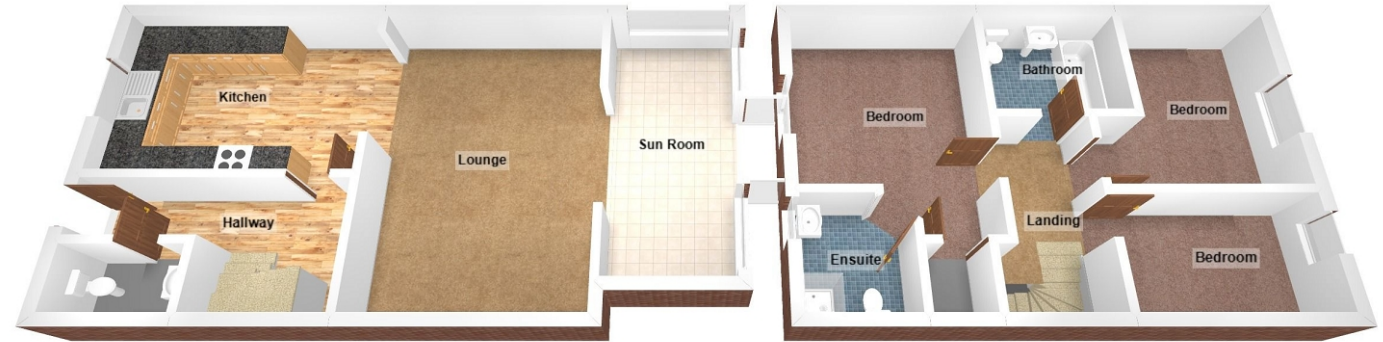


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 87 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (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.



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