



102A New Road, Porthcawl, CF36 5DE

No Offers £85,000

CASH BUYERS ONLY!!!... ONE BEDROOM, FIRST FLOOR FLAT, which is in an ideal location as it is within walking distance of Coney beach and Sandy bay and within walking distance of Porthcawl Town.

The flat is in need of updating but has plenty of potential to be an ideal investment or holiday lock up and go property.

The accommodation briefly comprises of private hallway and staircase to first floor, lounge, bedroom, bathroom, kitchen and attic room.

To arrange a viewing please call Pennaf Premier on 01639 760033.

Entrance Hallway

Entrance via front door into hallway. Original mosaic tile flooring, stairs to first floor.



Bathroom

5'11" x 5'10" (1.804 x 1.799)

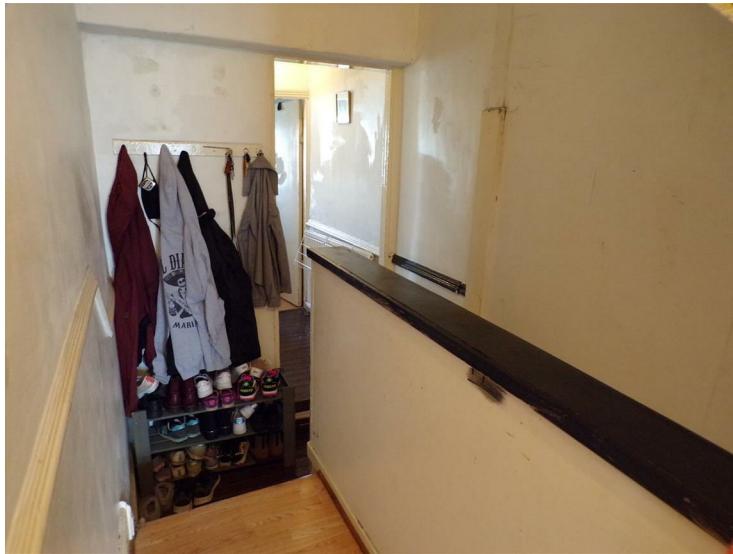
Vinyl flooring, panelled bath, W.C., radiator, central light, side facing Upvc double glazed window with obscure glass.



FIRST FLOOR

Stairs and Landing

Emulsion walls, three central lights, doors leading into rooms, loft access.



Kitchen

8'2" x 10'9" (2.510 x 3.293)

Wall units, laminate work tops, inset stainless steel sink and drainer, space for gas cooker, space for fridge freezer, space for washing machine, combination boiler and cupboard housing water tank, rear facing Upvc door with obscure glass giving access to rear flat roof with side facing wrought iron fire escape to rear of property.



Lounge

15'5" x 11'5" (4.705 x 3.482)

Carpet, radiator, central light, two front facing Upvc double glazed windows, open fire place.



Attic Room

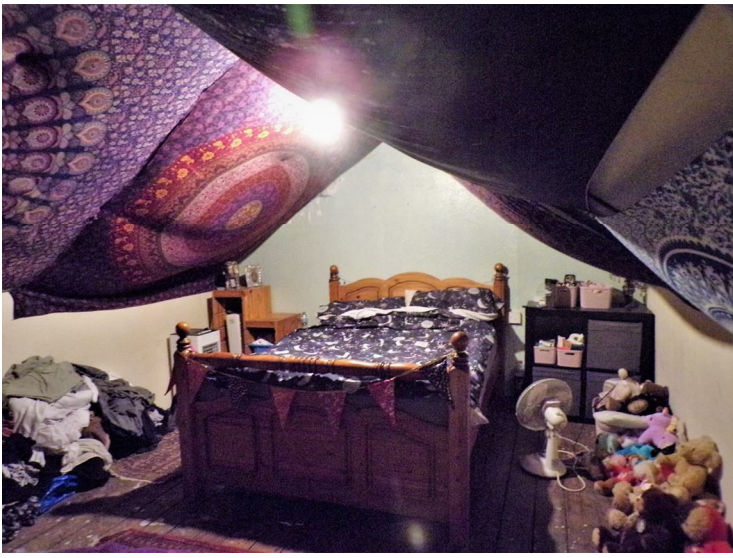
14'6" x 11'5" (4.43 x 3.5)

Floorboards, stipple walls, central light.

Bedroom One

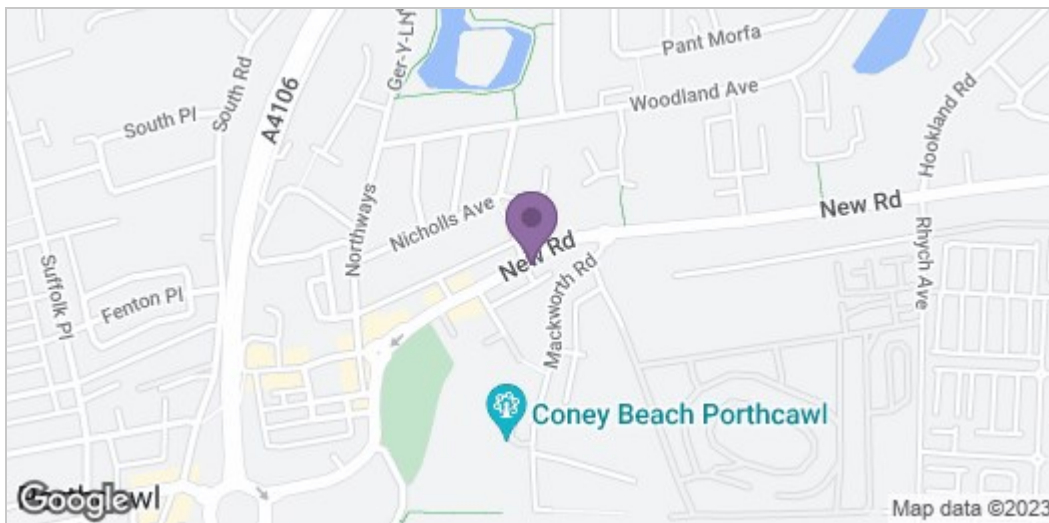
9'6" x 11'10" (2.907 x 3.618)

Carpet, radiator, central light, rear facing Upvc double glazed window.



EXTERNAL





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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