DanielMatthew
ESTATE AGENTS BRIDGEND

62 West End Avenue, Porthcawl, CF36 3NG
Asking price £244,950

* Daniel Matthew are pleased to offer for sale this two bedroom detached bungalow. Comprising L Shaped Lounge/Dining room, kitchen, two bedrooms and bathroom. Further benefits off road parking, garage, garden to front and rear. Offered with No Onward Chain. Call to arrange a viewing 01656 750764.

Entrance
Enter via UPVC double glazed door to hallway, Picture window, textured ceiling, plain walls, wood flooring, radiator, double storage cupboard, doors leading to all rooms.

Lounge/Dining Room
23.22ftx7.91ft narrowing to 19.78ft x 11.40ft
(7.01m.6.71mftx2.13m.27.74mft narrowing to 5.79m.23)
L Shaped Lounge/Dining Room with Patio door to rear aspect leading to rear garden, textured ceiling, papered walls, carpet flooring, radiator. electric fire.

Kitchen
8.9ft x 8.6ft (2.44m.2.74mft x 2.44m.1.83mft)
UPVC double glazed window to side aspect, UPVC double glazed door leading to rear garden, plain ceiling ,part tile and plain walls, vinyl flooring, range of wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, space for fridge/freezer, plumbing for washing machine, space for oven.

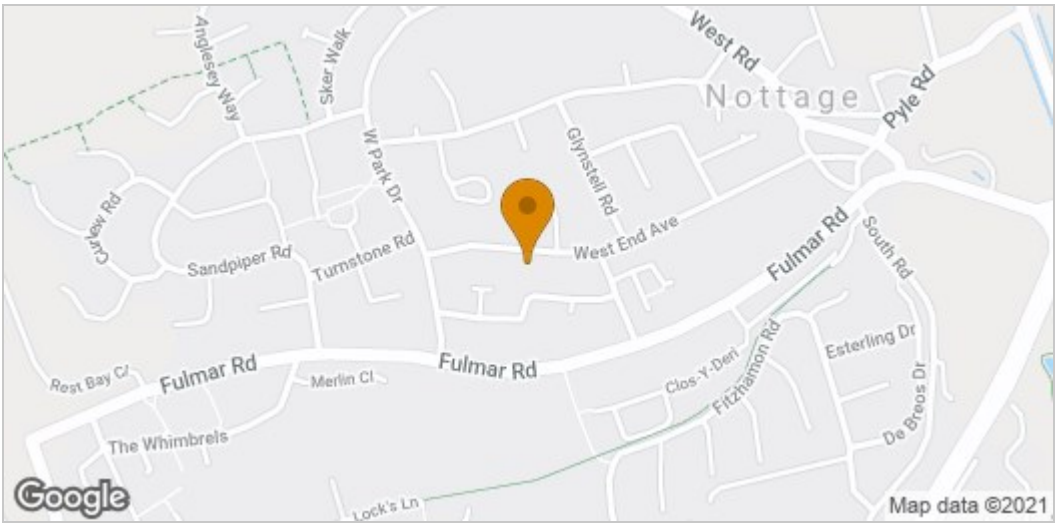
Bedroom one
12.14ftx 9.4ft (3.66m.4.27mftx 2.74m.1.22mft)
UPVC double glazed window to front aspect, textured ceiling, plain walls, wood flooring, radiator.

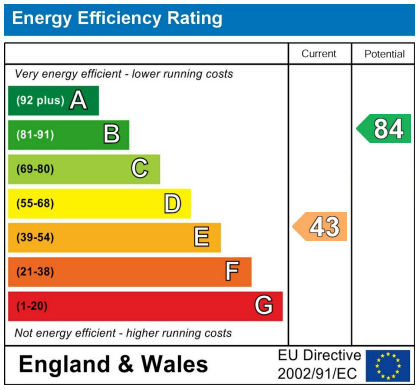
Bedroom two
12.08ft x 9.07ft (3.66m.2.44mft x 2.74m.2.13mft)
UPVC double glazed window to front and side aspect, textured ceiling, plain walls, fitted carpet, radiator.

Outside
Front and rear garden ,Front garden is a tarmac driveway and laid to patio. To the rear garden a patio area with fenced boundaries.

Garage
Up and over door, side personal door.

Bathroom
UPVC double glazed obscured window to side aspect, low level WC, pedestal wash hand basin, bath, tiled walls, radiator. electric shower.





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