



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.



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.



Lounge/Dining Room

23.22ft x 7.91ft narrowing to 19.78ft x 11.40ft

(7.01m.6.71mft x 2.13m.2.74mft narrowing to 5.79m.2.3)

L Shaped Lounge/Dining Room with Patio door to rear aspect leading to rear garden, textured ceiling, papered walls, carpet flooring, radiator. electric fire.



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.



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.



Garage

Up and over door, side personal door.

Bathroom

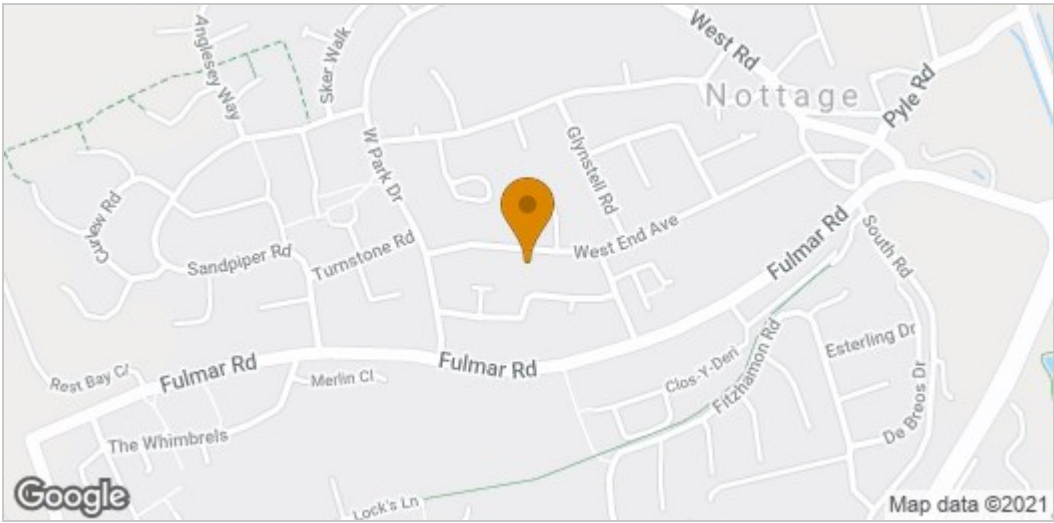
UPVC double glazed obscured window to side aspect, low level WC, pedestal wash hand basin, bath, tiled walls, radiator. electric shower.

Bedroom one

12.14ft x 9.4ft (3.66m.4.27mft x 2.74m.1.22mft)

UPVC double glazed window to front aspect, textured ceiling, plain walls, wood flooring, radiator.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	43	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.