

Cae Ganol
Porthcawl
Bridgend
CF36 3RS

£595,000



- DESIRABLE RESIDENTIAL LOCATION
- EXTENDED DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- QUALITY EN SUITE TO MASTER BEDROOM
- TWO RECEPTION ROOMS
- FITTED KITCHEN & UTILITY ROOM

Ref: PRA13340

Viewing Instructions: Strictly By Appointment Only - Contact Neath Office - 01639 638581



General Description

SITUATED IN THIS HIGHLY DESIRABLE RESIDENTIAL LOCATION BEING APPROXIMATELY 25 MINUTES WALKING DISTANCE AWAY FROM THE MAIN SHOPPING AREA AND THE PORTHCAWL SEAFRONT...is this very well presented and extended three double bedroom detached bungalow situated on a level plot. The accommodation further comprises of entrance porch, hallway, two reception rooms, an extended conservatory, modern fitted kitchen, utility room and a modern bathroom suite. The bungalow further benefits from having an extended quality en-suite, gas central heating, double glazing, level gardens along with driveway and double garage. It is rare for a bungalow of this size and quality to come to the open market in this desirable residential location and internal viewing is highly recommended. NO ONGOING CHAIN. COUNCIL TAX BAND - F / EPC RATING -

Accommodation

Entrance Porch

Entered via half glazed front door, tiled flooring and door to:

Hallway

A good hallway with access to all rooms, storage cupboard and access to the loft.

Main Lounge (15' 06" x 13' 08") or (4.72m x 4.17m)

A spacious main reception room with decorative fireplace to the side, double glazed boxed bay window to the front. Access to:



Dining Room (11' 08" x 8' 04") or (3.56m x 2.54m)

Second reception room with french doors giving access to:

Conservatory (12' 0" x 9' 0") or (3.66m x 2.74m)

An extended conservatory with laminate flooring, french doors to the rear.



Kitchen (11' 0" x 8' 0") or (3.35m x 2.44m)

A modern kitchen with a range of fitted base/wall units. Integrated gas hob with extractor hood, electric oven and microwave oven, double glazed window to the rear.

Utility Room (8' 02" x 5' 0") or (2.49m x 1.52m)

A small but ideal utility room with space for the washing machine and tumble dryer, wall mounted gas central heating boiler, tiled flooring and half glazed door giving access to the rear garden.



Shower Room

A fully tiled shower room with quality suite that comprises of walk in shower cubicle, vanity unit and low level w.c. Heated towel rail, airing cupboard and double glazed window to the rear.



Bedroom 2 (13' 04" x 12' 08") or (4.06m x 3.86m)

A good size second double bedroom with fitted quality bedroom furniture, double glazed window to the front.



Bedroom 3 (11' 08" x 9' 04") or (3.56m x 2.84m)

A third double bedroom with fitted quality bedroom furniture, double glazed window to the front.



Bedroom 1 (18' 06" x 16' 0") or (5.64m x 4.88m)

A very spacious master bedroom with fitted desk and quality wardrobes, french doors leading out to the rear. Door to:





En-Suite (14' 08" x 9' 08") or (4.47m x 2.95m)

An extended quality fully tiled en-suite comprising of jacuzzi corner bath, walk in double shower cubicle, bidet, vanity unit and low level w.c. Double glazed window to the rear.

Front Garden

A level front garden with areas laid to lawn either side of the central pathway, flower bed to the right hand side, driveway leading to the detached double garage.

Double Garage

A detached double garage with electric remote controlled roller shutter doors.



Rear Garden

The rear garden is sectioned into two sides the first has a level paved area with artificial turf, a gate gives access to an area with raised flower/vegetable beds.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F

Directions

Approaching Porthcawl from the Kenfig side, proceed past the Pyle & Kenfig golf club, after passing the signpost for Porthcawl Cae Ganol can be found a little way down on the left hand side, where No.2 can be found on the left hand side.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.