

Esplanade Avenue, Porthcawl, Bridgend. CF36 3YS

270,000



- Five Bedroom Mid Terrace
- COMPLETE RENOVATION REQUIRED
- Two Reception Rooms
- · Parking To Rear
- Within Walking Distance To Sea Front
- Popular Location
- Ideal Project For Developer
- No Chain









Ref: PRA10331

Viewing Instructions: Strictly By Appointment Only

General Description

* Five Bedroom Mid Terrace in Need of Complete Renovation * Daniel Matthew are pleased to offer for sale this renovation project situated in the seaside town of Porthcawl. Comprising two reception rooms, kitchen/diner, wet room. To the first floor three bedrooms and family bathroom. To the second floor a further two bedrooms and cloakroom. Further benefits off road parking to the rear.

Accommodation

Entrance

Enter via UPVC double glazed door to porch with wooden door to hallway, textured ceiling, plain walls, original floor tiles with carpet leading to back part of hallway, stairs to first floor, doors leading to ground floor rooms.



Lounge

UPVC double glazed bay front window, open fire with surround, wooden flooring, radiator.



Sitting room

UPVC double glazed window to rear aspect, open fire with surround, carpet flooring, radiator.



Kitchen

UPVC double glazed window to side aspect, matching wall and base units, space for range cooker, UPVC double glazed door leading to rear garden, space for fridge/freezer, stainless steel sink/drainer, door to wet room.



Wet Room

Obscure window to side aspect, low level WC, wash hand basin, shower, tiled splashback, radiator.



Landing

Carpet flooring, doors leading to all first floor rooms, stairs to second floor.



Bedroom One

UPVC double glazed bay front, UPVC double glazed door leading to small balcony area, laminate flooring, radiator.



Bedroom Two

UPVC double glazed window to rear aspect, radiator.



Bedroom Three

UPVC double glazed window to rear aspect, radiator, wash hand basin.



Bathroom

Obscured window to side aspect, low level WC, wash hand basin, shower, bath, bidet, carpet flooring.

Second Floor Landing

Velux window to rear aspect, carpet flooring, doors leading to shower room and further two bedrooms.



Bedroom Four

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



Bedroom Five

UPVC double glazed window to rear aspect, plain ceiling, plain walls.



Outside

Rear garden is overgrown, however two parking spaces to the rear.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

Service Charge

Council Tax

Band Not Specified

Deposit: NOT KNOWN



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.