



New Road, Porthcawl, Bridgend. CF36 5DL

DanielMatthew
ESTATE AGENTS

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£660

*** Two Bedroom First Floor Flat *** Daniel Matthew are pleased to offer for rent this well presented unfurnished first floor flat situated in a popular location of Porthcawl, close to amenities and walking distance to the sea front. Comprising of an open plan lounge/kitchen, two bedrooms and bathroom. Available Immediately. Unfurnished. Call our team to arrange a viewing 01656 750764

Entrance Hallway

Enter via UPVC front door into hallway. Laminate flooring. Skimmed walls and ceiling. Staircase to first floor.



Landing

Skimmed ceilings and walls. Access to loft. Fitted carpets. Radiator. Doors off to all rooms.

Lounge/Kitchen

(22' 6" x 13' 4") or (6.86m x 4.07m)

Generous open plan room to the front of the property. Skimmed sloping ceiling with two velux windows and UPVC window to the front. Two Radiators. Fitted carpets. The kitchen area is fully fitted with a range of wall, base units and inset draws in beech with coordinating work surfaces. Plumbing for automatic washing machine and free standing cooker.

Bedroom One

(15' 7" x 10' 11") or (4.74m x 3.32m)

Situated to the rear of the property with UPVC double glazed window with radiator under. Skimmed walls and ceiling. Fitted carpets.

Bedroom Two

(9' 0" x 8' 10") or (2.74m x 2.69m)


Situated to the rear of the property with UPVC double glazed window with radiator under. Skimmed walls and ceiling. Fitted carpets.

Bathroom

(12' 4" x 4' 10") or (3.77m x 1.47m)

Generous size to the rear of the property. Three piece suite in white which includes a low level WC, pedestal wash hand basin and bath with shower off taps. UPVC double glazed window. Extractor. Laminated flooring. Cupboard housing the combination boiler.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.