

New Road, Porthcawl, Bridgend. CF36 5DL

£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

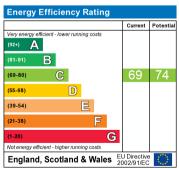
(12' 4" x 4' 10") or (3.77m x 1.47m)

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.









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.

Daniel Matthew Estate Agents | 10 The Triangle, Brackla, Bridgend, CF31 2LL | 01656 750764 | www.danielmatthew.co.uk | info@danielmatthew.co.uk

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.