



2021  
WALES  
SALES  
GOLD WINNER  
Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



70 Rest Bay, Porthcawl. CF36 3UP

**Offers Over £400,000**



*Exclusive*

## Main Features

- Peter Morgan Exclusive Property
- Rest Bay Development
- Gated Community
- Balcony With Sea Views
- EPC - B
- Council Tax - E
- Under Floor Heating Throughout
- Floor To Ceiling Windows
- Sought After Location
- Need A Mortgage? We Can Help!

## General Information

It is rare an opportunity such as this is available to purchase a second floor apartment, with a large balcony, floor to ceiling windows, two double bedrooms and a location by the sea.

Rest Bay Development is one of the most prestigious gated developments right alongside the world famous Royal Porthcawl golf course.

Internally there's a large living kitchen open onto a balcony, a modern fully fitted kitchen, bathroom and generous sized bedrooms.

With a gated driveway, car parking and EV charging with coded gates to gain entry.

Properties here rarely are available for long. As the proximity to the seaside, Porthcawl M4 and of course the beautiful rest bay and its walks make it a very desirable purchase.

## FIRST FLOOR

### Hallway

Enter through a secured door with pass-code.  
Steps leading to landing.

## SECOND FLOOR

### Landing

Door to access accomodation.

### Inner Hallway

Luxury Vinyl flooring and double storage cupboard.  
Doors to;

### Master Bedroom

uPVC double glazed floor to ceiling window and carpeted flooring.  
Door to;

### En Suite

Comprising of a white including a low level WC, wall mounted basin with mixer tap and a double walk in shower. uPVC double glazed floor to ceiling window, tiled flooring and walls.

### Bathroom

Comprising of a white suite including a low level WC, wall mounted wash hand basin and a bath with surrounding tiles. uPVC double glazed window, tiled flooring and tiled walls.

### Bedroom Two

uPVC double glazed floor to ceiling window and carpeted flooring.

### Lounge/Kitchen

Appointed with matching modern grey wall and base units with white quartz works tops over and a hidden sink with mixer tap. uPVC double glazed window, electric hob, intergrated oven and micro oven, intergrated fridge freezer, tiled splash back and luxury vinyl flooring.

An open plan lounge with large sliding floor to ceiling doors onto a private balcony.

## EXTERNALLY

A gated community with lawns and amazing sea views. Two allocated parking spaces and visitor spaces, also benefiting from being 15 minute walk away from Porthcawl Town.

## Council Tax

Band E - £2369.78 Per Annum

## Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at [pmfinancial@petermorgan.net](mailto:pmfinancial@petermorgan.net) (fees will apply on completion of the mortgage)

## Please Note:

This apartment is on the second floor and there are no lifts available.

## Service Charge

Service charge is £1,310.95 per annum. There is also a charge for the gas which is split between the complex.

## Leasehold details

Leasehold property with 250 years remaining.

## Viewings

Strictly By Appointment Only

## Utilities

Mains electricity, mains water, mains drainage (Services not tested)

**Current council tax banding** E

**Current heating type** Underfloor Heating

**Tenure (To be confirmed)** Leasehold

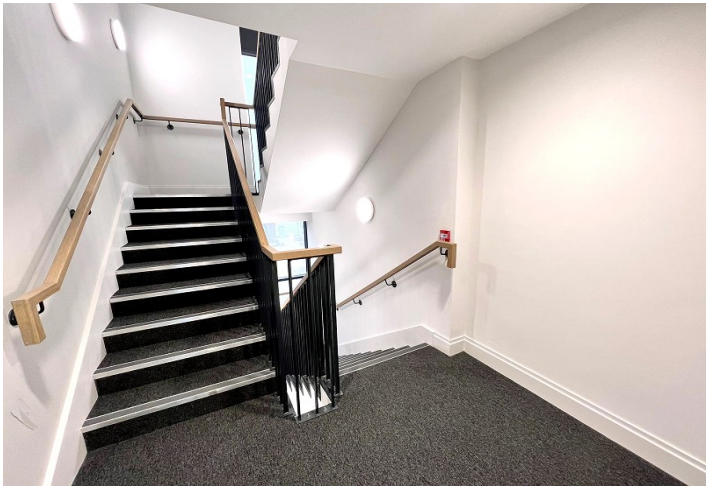
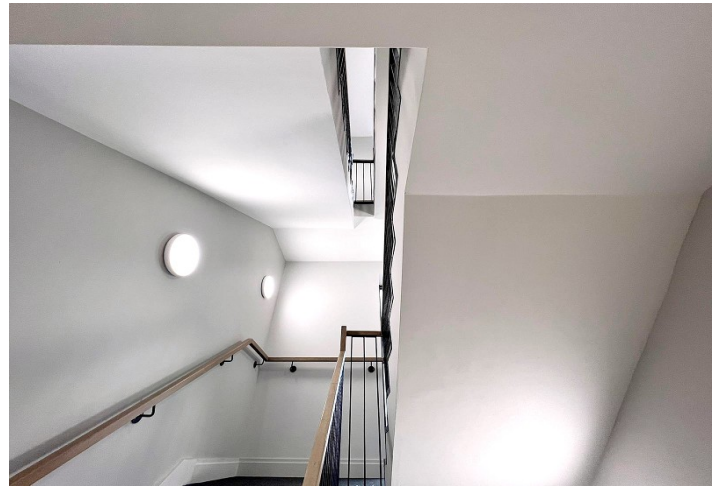






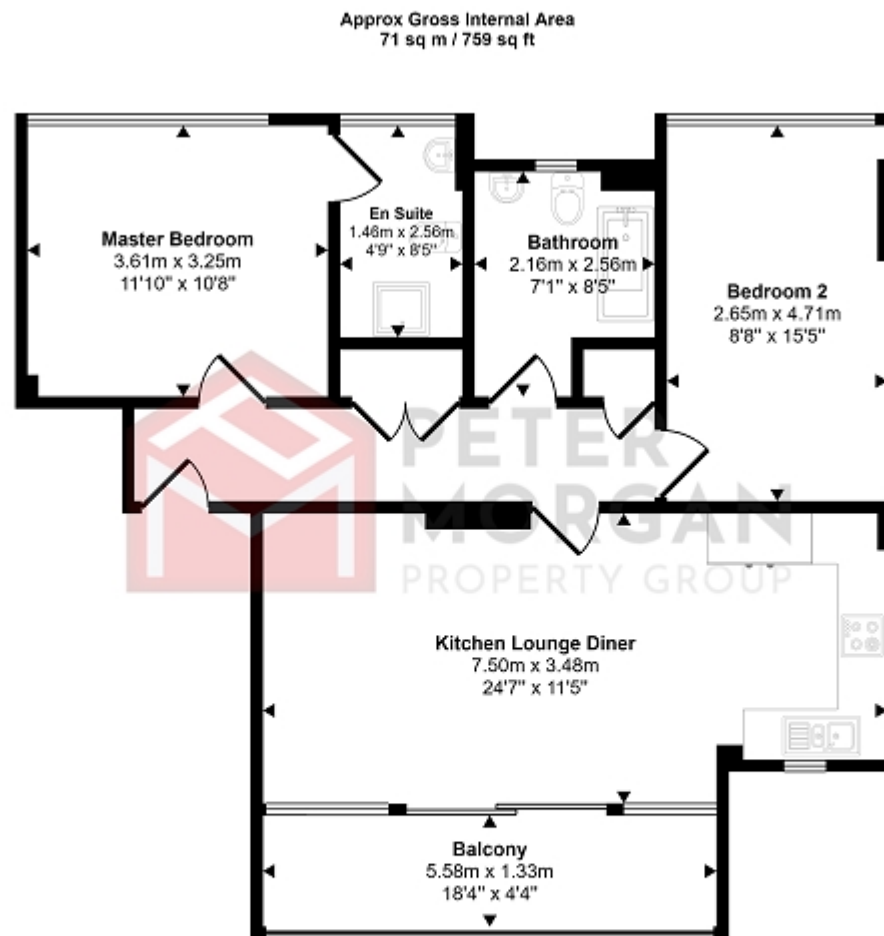













Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.



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 the property. Price threshold LTT rate The portion up to and including £180,000 0% The portion over £180,000 up to and including £250,000 3.5% The portion over £250,000 up to and including £400,000 5% The portion over £400,000 £400,000 up to and including £750,000 7.5% The portion over £750,000 up to and including £1,500,000 10% The portion over £1,500,000 12% 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 from 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.

Neath Head Office	Neath Lettings	Neath Financial Services	Bridgend	Maesteg	Port Talbot
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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



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**PETER MORGAN**  
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