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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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Lettings & Financial

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**The Telegraph**



**3 The Firs, Porthcawl, Bridgend County. CF36 5AX**

**£575,000**



**PETER MORGAN**

### Main Features

- Detached 5 bedroom, 2 bathroom family home
- Open plan kitchen/ dining/ living
- Versatile family room
- Ideal for surfers and dog walkers
- South facing rear garden
- 0.1 mile from sand dunes and Newton Beach
- Situated within 2.5 miles from The Town centre, and Main Promenade
- Approximately 4.5 miles from the M4 at Junction 37 and within 2.5 miles from local school
- uPVC double glazing and gas central heating
- Council Tax Band E. EPC:C

### General Information

THIS DETACHED 5 BEDROOM, 2 BATHROOM FAMILY HOME BOASTS OPEN PLAN KITCHEN / DINING/ LIVING, VERSATILE FAMILY ROOM THAT LENDS ITSELF TO BEING A BEDROOM /PLAYROOM / STUDIO ETC, SOUTHERLY FACING REAR GARDEN AND ONLY 0.1 MILE FROM SAND DUNES AND NEWTON BEACH. IDEAL FOR SURFERS, DOG WALKERS, COLD WATER SWIMMERS, FISHERMEN ETC. ALTOGETHER A GREAT BEACHSIDE FAMILY HOME.

Situated within 2.5 miles from The Town centre, and Main Promenade. Approximately 4.5 miles from the M4 at Junction 37 and within 2.5 miles from local school.

This home has accommodation comprising ground floor hallway, cloakroom, lounge, open plan kitchen/dining/living room, versatile family room with its own external entrance doors. First floor landing, family bathroom, 4 double and 1 single bedrooms. Ensuite shower room to bed 1. Lawned gardens to front and rear. Shared access driveway for approx 3 cars.

This home benefits from uPVC double glazing and gas central heating.

### GROUND FLOOR

### Hallway

uPVC double glazed front door. uPVC double glazed window with Venetian blind. Radiator. Fitted carpet. Plastered walls and ceiling. Carpeted staircase with handrail to 1st floor. Wall mounted gas central heating thermostat. Oak part glazed and vertical panelled doors to living rooms and..

### Cloakroom

uPVC double glazed window with Venetian blind to front. Close coupled w.c and wall mounted hand wash basin. Tiled walls. Corniced ceiling. Tiled floor. Wall mounted electrical consumer unit.

### Lounge

uPVC double glazed window with Venetian blind to front. Two radiators. Plastered walls and ceiling. Corniced ceiling. Ceiling rose. Picture rails. Stone fireplace with coal effect electric fire. Grey wood grain laminate flooring. Internet and TV connection points. Glazed hardwood double doors to kitchen/ dining room.

### Open Plan Kitchen/ Dining/ Living

Open plan heart of the property providing indoor/ outdoor living as follows...

### Kitchen Area

uPVC double glazed window with Venetian blind to front. Radiator. Fitted base units finished with grey wood grain shaker style doors and brushed steel handles. Marble effect worktops with upstand. Multi fuel 'Smeg' cooking range comprising two electric ovens and grill pan store, seven ring gas hob with wok ring. Plumbed for washing machine. Space for tumble dryer. Grey wood grain laminate flooring. Plastered walls and ceiling. Inset ceiling spotlights. Cornicing. Breakfast bar with pendulum lighting. Understairs recess for fridge/ freezer. Open plan access to..

## **Living / Dining Area**

uPVC double glazed French doors and two windows to rear garden. Two radiators. Grey wood grain laminate flooring. Plastered walls and ceiling. Cornicing with matching ceiling roses. Wired for wall mounted television. Hardwood glazed double doors to lounge and single door to..

## **Family Room**

Irregular shaped spacious room providing versatility that can be used for various purposes such as gymnasium, bedroom, playroom, study, studio etc. uPVC double glazed French doors and two windows to rear. uPVC double glazed door with matching full length side panel and window to front. Tiled floor. Plastered walls and ceiling. Cornicing. Inset ceiling spotlights. Radiator. Wall lights. Bar area. Lantern style skylight window.

## **FIRST FLOOR**

### **Landing**

Plastered walls and ceiling. Cornicing. Ceiling rose. Feature archway. Fitted carpet. Oak vertical panelled doors to bedrooms, family bathroom, and airing cupboard.

### **Family Bathroom**

uPVC double glazed window to side. Three-piece bathroom suite comprising close coupled w.c, pedestal hand wash basin, roll top freestanding bath with mixer tap and hair wash spray. Tiled walls. Illuminated mirror. Chrome heated towel rail. Plastered ceiling with inset spotlights and cornicing.

### **Bedroom 1**

uPVC double glazed window with Venetian blind to front. Radiator. Fitted carpet. Loft access. Plastered walls. Corniced ceiling. Ceiling rose. Oak vertical panelled door to..

### **En-suite shower room**

uPVC double glazed porthole style window to front. Three-piece suite comprising low level w.c with traditional high-level wall mounted cistern, wall mounted hand wash basin, PVC panelled shower cubicle with mixer shower. Tiled walls. Ceiling spotlights.

### **Bedroom 2**

uPVC double glazed window to front. Radiator. Fitted bedroom suite to accommodate double bed and comprising wardrobes, bridge storage, bedside cabinet, chest of drawers and dressing table. TV connection. Fitted carpet. Dado rails and corniced ceiling. Ceiling rose.

### **Bedroom 3**

uPVC double glazed window to rear. Radiator. Fitted wardrobes. Fitted carpet. Plastered walls and ceiling. Cornicing. Ceiling rose.

### **Bedroom 4**

uPVC double glazed window to rear. Radiator. Fitted carpet. Plastered wall and ceiling. Cornicing. Ceiling rose.

### **Bedroom 5**

uPVC double glazed window to side. Radiator. Fitted wardrobe. Built bridge storage to accommodate double bed. Fitted wardrobe. Fitted carpet. Radiator. Corniced ceiling. Ceiling rose.

## **EXTERIOR**

### **Front Garden**

Laid to lawn. Shared access driveway parking for approximately three cars. Courtesy light and exterior wall lighting. Access to the dwelling via main front entrance door and side door.

## Rear Garden

Southerly facing, laid to real and artificial lawns. Planting beds. Wood fencing. Exterior lighting. Decorative palm tree. Flagstone paved pathway and storage area.

## 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 or email us at [bcb@petermorgan.net](mailto:bcb@petermorgan.net) (fees will apply on completion of the mortgage).

## General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

## Viewings

Strictly By Appointment Only

## Utilities

Mains electricity, mains water, mains gas, mains drainage

## Current council tax banding

E

## Current heating type

Gas

## Tenure

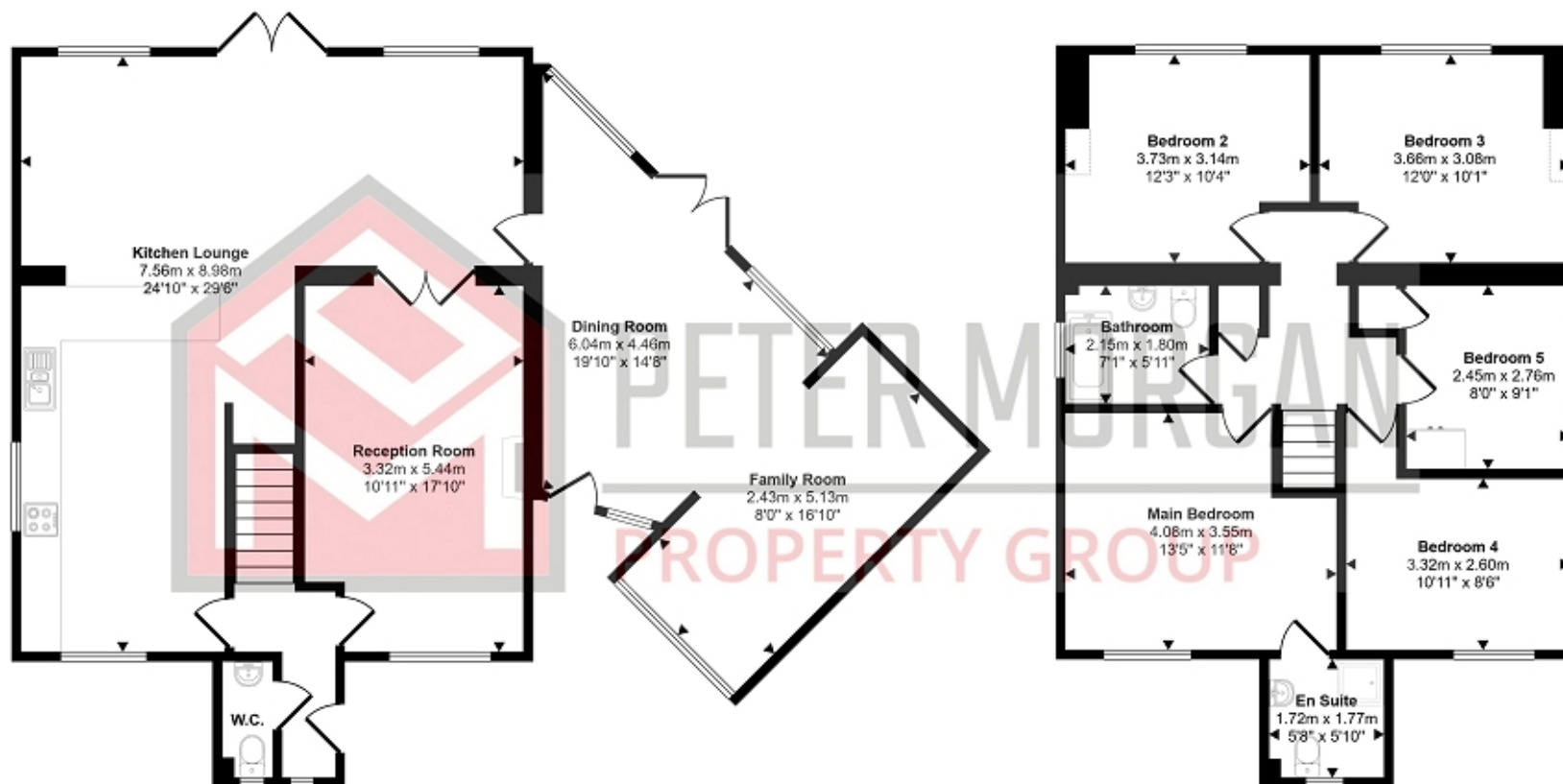
Freehold







Approx Gross Internal Area  
174 sq m / 1869 sq ft



Ground Floor  
Approx 103 sq m / 1106 sq ft

First Floor  
Approx 71 sq m / 763 sq ft

Denotes head height below 1.5m

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.





### 3 The Firs, Porthcawl, Bridgend County. CF36 5AX

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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 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.

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# PETER MORGAN



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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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