



Esplanade House, Porthcawl, Bridgend.
CF36 3YE

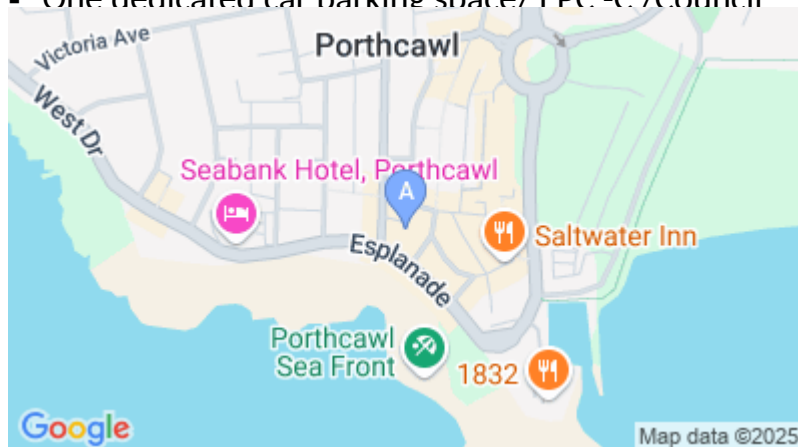
£210,000

Esplanade House, Porthcawl, Bridgend. CF36 3YE

Introducing this modern one bedroom second floor apartment situated within the centre of Porthcawl comprising entrance hall, open plan kitchen/lounge/diner, bedroom with double fitted wardrobes, bathroom, balcony with VIEWS over Porthcawl bay, dedicated car parking space, central Porthcawl location. NO ONWARD CHAIN. LEASEHOLD.

£210,000 - Leasehold

- Second floor one bedroom apartment
- Good sized open plan kitchen/living/dining
- Fantastic views over Porthcawl bay/ No onward chain
- Central Porthcawl location with easy access to local shops/ restaurants
- Leasehold 104 years remaining
- One dedicated car parking space/ FPC -C./Council



DESCRIPTION

Introducing this modern one bedroom second floor apartment situated within the centre of Porthcawl comprising entrance hall, open plan kitchen/lounge/diner, bedroom with double fitted wardrobes, bathroom, balcony with views over Porthcawl bay, dedicated car parking space, central Porthcawl location and no onward chain.

Located in Porthcawl where there remains a traditional high street and promenade with shops, public houses and restaurants. Porthcawl Grand Pavilion is a prominent building on the seafront and offers local shows and pantomimes and the recently rejuvenated Harbour Quarter adjacent to the Lifeboat Station provides a bustling modern cafe and restaurant environment.

Porthcawl is home to four Primary schools, namely West Park, Nottage, Porthcawl and Newton. There are two comprehensive schools, Porthcawl and St Clares.

Key features:

LEASEHOLD -125 years from March 2004

Ground Rent - £50 every 6 months

Service charge - July 2024 - June 2025 = £217 pcm.

Dedicated car parking space with lift access to second floor

Communal space located within the apartment block

Balcony facing Porthcawl bay

Ideal retirement property

NO ONWARD CHAIN

ENTRANCE

Communal access into the communal entrance hallway with a lift up to the second floor lobby. Access into the flat via hardwood door into the entrance hall finished with emulsioned ceiling and walls, skirting and solid oak flooring. Fitted storage cupboard housing wall mounted fuse board. Further fitted storage cupboard housing the hot water tank. Door through to open plan kitchen/living/diner.

OPEN PLAN KITCHEN/DINER/LIVING (34' 11" x 11' 2") or (10.65m x 3.40m)

The kitchen has a double glazed hardwood window overlooking the second floor lobby with a fitted Venetian blind and roller shutter. Emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and solid oak floor. The kitchen is arranged in an L shape with low level and wall mounted units with a beech finish, brushed chrome handles and a complementary roll top work surface with ceramic tiles to the splash back. Inset one and a half basin sink with mixer tap and drainer. Integrated appliances to include fridge, freezer and slimline dishwasher. Electric oven with electric hob and overhead extractor hood. Plumbing for automatic washing machine.

To the dining living space there is a wall mounted electric feature fire, electric heating, double glazed hardwood window overlooking St Mary Street with a floor to ceiling double glazed door leading out to the balcony with aspects to the side and over to Porthcawl seafront.



BATHROOM

Emulsioned ceiling with recessed LED spot lights, ceiling mounted extractor, shaver point, wall mounted mirrored bathroom cabinet, wall mounted heated chrome towel rail, full height ceramic tiles to the wall and to the floor. Three piece suite in white comprising WC, wash hand basin with chrome waterfall tap and a bath with chrome mixer tap, over bath plumbed shower with hand attachment and large rainwater head.

BEDROOM (14' 9" x 8' 10") or (4.50m x 2.70m)

Double glazed hardwood window with a fitted Venetian blind overlooking the balcony and finished with emulsioned ceiling and walls, skirting and double fitted wardrobe.

NOTE

One dedicated car parking space in the ground floor car park. Accessed via remote fob electric door.

LEASEHOLD


Length of lease - 125 years from 1 March 2004

Ground Rent - £50 every 6 months

Service charge - July 2024 - June 2025 = £217 pcm.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	80	
(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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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