



£200,000
freehold

**Austin Avenue,
Porthcawl CF36 5RS**

- EPC Rating: D
- Semi Detached Dormer Bungalow
- Three Bedrooms & Three Receptions
- Bathroom & En Suite Cloakroom
- Driveway, Garage & Gardens





About The Property

Semi detached dormer bungalow located within close proximity of Newton Village and its amenities. Entrance hallway, lounge, dining room, sitting room, ground floor bathroom and kitchen. On the first floor there are three bedrooms and cloakroom. Gardens, driveway and garage. ER = D

Accommodation

Entrance Hallway

Carpeted stairs to the first floor. Access to the lounge, sitting room, dining room, bathroom and kitchen

Lounge

14' 9" x 11' 2" (4.50m x 3.40m)

Window to the front. Radiator. Coving to the ceiling. Electric fire with surround.

Dining Room

11' 7" x 7' 10" (3.53m x 2.39m)

Archway to the lounge. Window to the front. Radiator.

Sitting Room

12' 9" x 10' 1" (3.89m x 3.07m)

French doors to the rear garden. Laminate flooring. Radiator. Under stairs storage cupboard.

Kitchen

9' 3" x 8' 10" (2.82m x 2.69m)

Fitted with a range of wall and base units with worktops over, built in oven and hob, sink and drainer plus space for a fridge freezer. Tiled splashbacks and tiled floor.

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Bedroom One

19' 6" x 9' 6" (5.94m x 2.90m)

Window to the front. Fitted carpet. Radiator. Access to storage cupboards in the eaves and to an en-suite cloakroom.

En-Suite Cloakroom

Window to the side. Suite comprising of Wc and wash hand basin.

Bedroom Two

11' x 8' 11" (3.35m x 2.72m)

Window to the side. Fitted carpet. Radiator.

Bedroom Three

10' 3" x 4' 10" (3.12m x 1.47m)

Skylight to the rear. Laminate flooring. Spotlights to the ceiling.

Bathroom

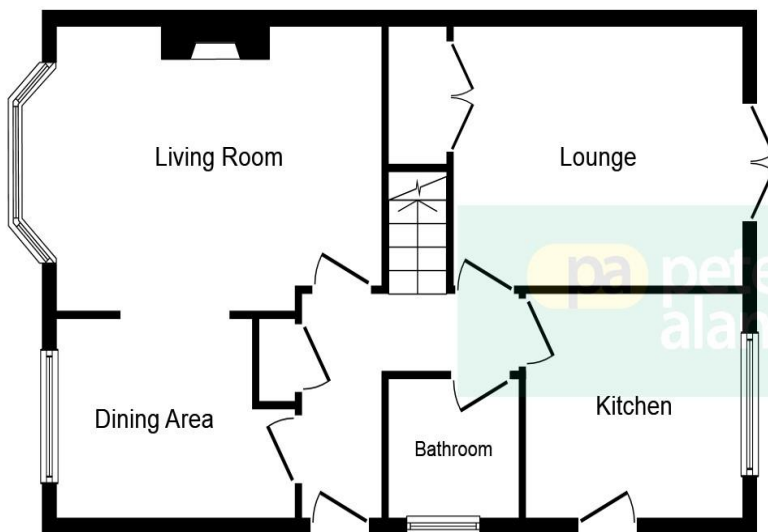
Window to the side. Suite comprising of bath with shower attachment, wash hand basin and Wc. Tiled floor and partially tiled walls.

Landing

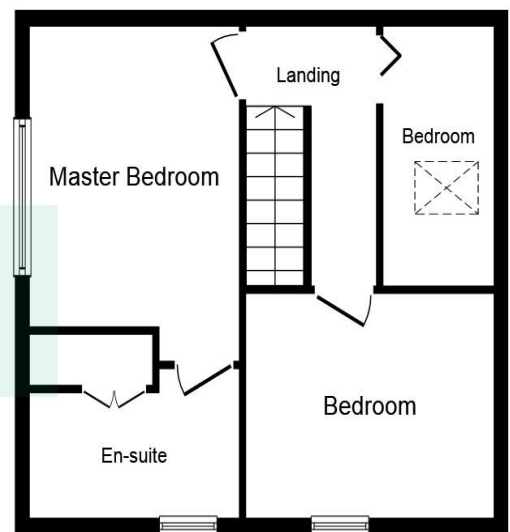
Access to the three bedrooms. Fitted carpet.

Garden

Enclosed garden to the rear of the property with lawn and patio. To the front of the property there is a driveway providing off road parking and access to the garage.



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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