

FOR  
SALE



42A Mary Street, Porthcawl, Bridgend CF36 3YA

£80,000 - Freehold

Payton  
Jewell  
Caines

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## PROPERTY SUMMARY

OWNER OCCUPIER AND INVESTMENT OPPORTUNITY - Ground floor STUDIO flat available in the centre of Porthcawl and a stones throw from the seafront. LEASEHOLD. PLUS FREEHOLD OF THE ENTIRE BUILDING COMPRISING THREE SELF CONTAINED FLATS. NO ONWARD CHAIN.

## POINTS OF INTEREST

- FREEHOLD OF ALL 3 FLATS INCLUDED
- GROUND FLOOR STUDIO FLAT
- Perfect for the seafront
- Centrally located within Porthcawl
- In need of some modernisation
- Shared rear courtyard garden
- NO ONWARD CHAIN



## ROOM DESCRIPTIONS

### Communal Entrance

PVCu double glazed door leading to the communal hallway (shared with one other flat).

### Lounge

4.3m x 4.9m (14' 1" x 16' 1") Via Composite front door. PVCu double glazed box bay window fronting Mary Street. Exposed floorboards. Radiator.

### Inner hall

Door into wet room and storage cupboard.

### Shower room

Central light fitting. Wall mounted extractor. Vinyl floor. Low-level WC, wash hand basin and walk-in shower with half height door, pull down seat. Wall mounted electric shower.

### Kitchen

3.5m x 2.75m (11' 6" x 9' 0") L-shaped - Central light fitting. Vinyl floor. A range of low level and wall mounted kitchen units in beech with brushed chrome handles. Inset sink with mixer tap and drainer. Roll top worksurface. Space for cooker. Plumbing for washing machine. Space fridge freezer. Fitted storage cupboard housing a Worcester gas combination boiler. Frosted glazed PVCu door leading out to the rear with access to an enclosed rear courtyard (shared between 3 flats). Rear gated access.

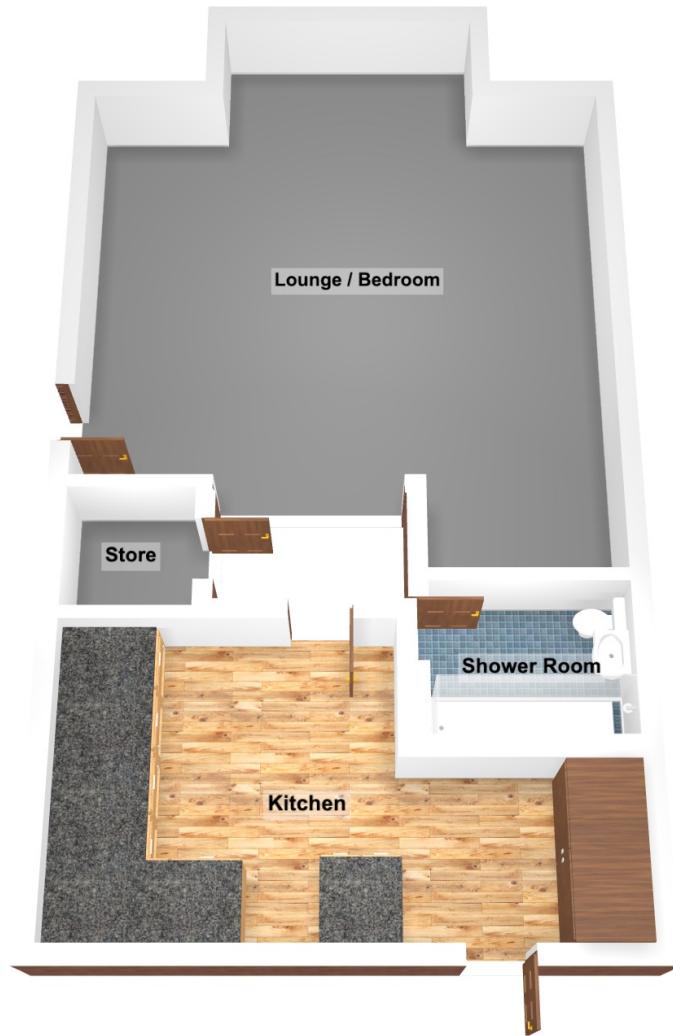
### NOTE

The freehold of the entire building is included in the sale of this leasehold flat.

Full details of leaseholds is available by request.

The leaseholders have a financial obligation as part of the lease agreement to pay an annual service charge for services provided and a proportion of the costs towards the maintenance of the building structure.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	71
(55-68)	D	77
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		