Smart Lettings

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1 COBWEBS CORNER, BRICKYARD, PORTHCAWL

£1,500 PCM

A charming and beautifully presented fully furnished property located in the heart of Porthcawl, just a short walk from the beach and town centre.

This delightful home offers comfortable, turn-key living – ideal for professionals, couples, or those looking for a coastal retreat. The property incl

- Close Links to M4
- CLOSE TO AMENITIES
- Close to Beach
- CLOSE TO SCHOOLS
- Fitted Bathroom
- Fitted Kitchen
- Walking distance to Porthcawl seafront, shops, restaurants, and cafes

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This delightful home offers comfortable, turn-key living – ideal for professionals, couples, or those looking for a coastal retreat. The property includes modern furnishings throughout, a well-equipped kitchen, stylish living space, and cosy bedrooms – all ready to move straight in.

Council Tax Band: C (Bridgend County Borough Council)
Deposit: £2,076.92
Holding Deposit: £413.79
Parking options: On Street
Garden details: Front Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: FTTC

Entrance hall

w: 1.18m x l: 1.5m x h: 2.2m (w: 3' 10" x l: 4' 11" x h: 7' 3")

Light Green barn door upon entry, white floorboards, white walls, one window overlooking front.

Living room

w: 3.62m x l: 3.93m x h: 2.39m (w: 11' 11" x l: 12' 11" x h: 7' 10")

White painted floorboards, three white painted walls, one stone wall with a log burner, one window overlooking front, staircase leading upstairs, one white radiator.

Kitchen

w: 2.72m x l: 3.93m x h: 2.42m (w: 8' 11" x l: 12' 11" x h: 7' 11")

White wooden floorboards, white walls with white tiles surrounding appliances, integrated black hob, white sink with silver tap, one window overlooking front, white cupboards and shelving unit, blue worktop.

Bedroom 1

w: 3.9m x l: 3.6m x h: 2.2m (w: 12' 10" x l: 11' 10" x h: 7' 3")

blue carpet, three yellow walls, one yellow wallpapered wall with blue plant pattern, one white radiator, one window overlooking front.

Bedroom 2

w: 2.5m x l: 2.1m x h: 2.2m (w: 8' 2" x l: 6' 11" x h: 7' 3")

Blue carpet, three yellow walls, one yellow patterned wallpapered wall, one white radiator, one window overlooking front.

Bathroom

w: 1.7m x l: 1.95m x h: 2.2m (w: 5' 7" x l: 6' 5" x h: 7' 3")

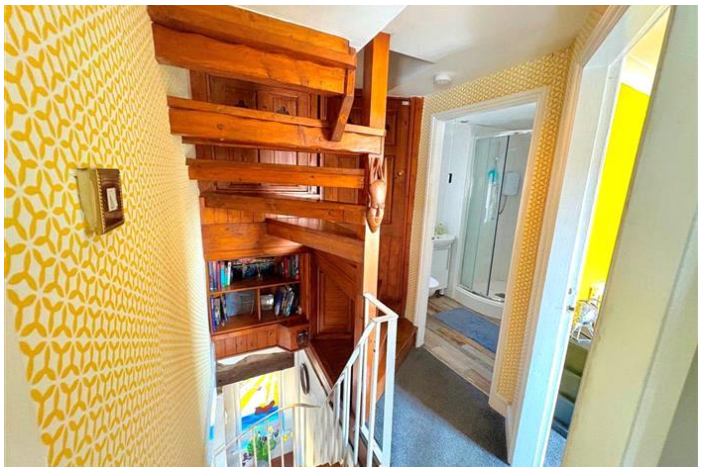
Wooden floorboards, white affect walls, white sink with silver tap, white toilet, white shower with glass sliding door, silver towel radiator, one window overlooking rear.

Bedroom 3

w: 3m x l: 6.2m x h: 1.4m (w: 9' 10" x l: 20' 4" x h: 4' 7")

Loft area, one side wooden floorboards, other side beige carpeted, white walls, one window overlooking side of the building.



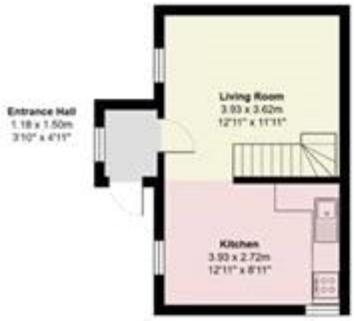





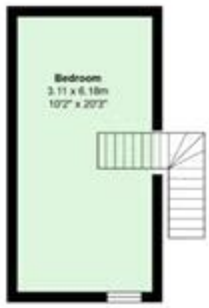


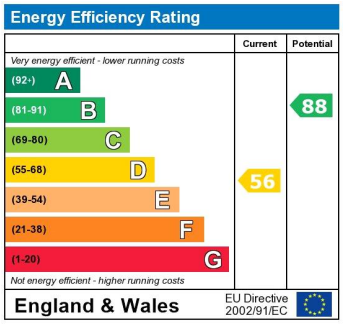
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.