



Rest Bay
Porthcawl
Mid Glamorgan
CF36 3UP

Offers In Excess Of £275,000

bettermove

Rest Bay Porthcawl

Bettermove are proud to present this 1 bedroom flat in Porthcawl.

The property benefits from high performance glazing, underfloor heating throughout and has communal parking available.

The council tax band is D.

This is a leasehold property with 243 years remaining on the lease; the ground rent is £250.00 per annum and the service charge is approximately £125.00 per month.

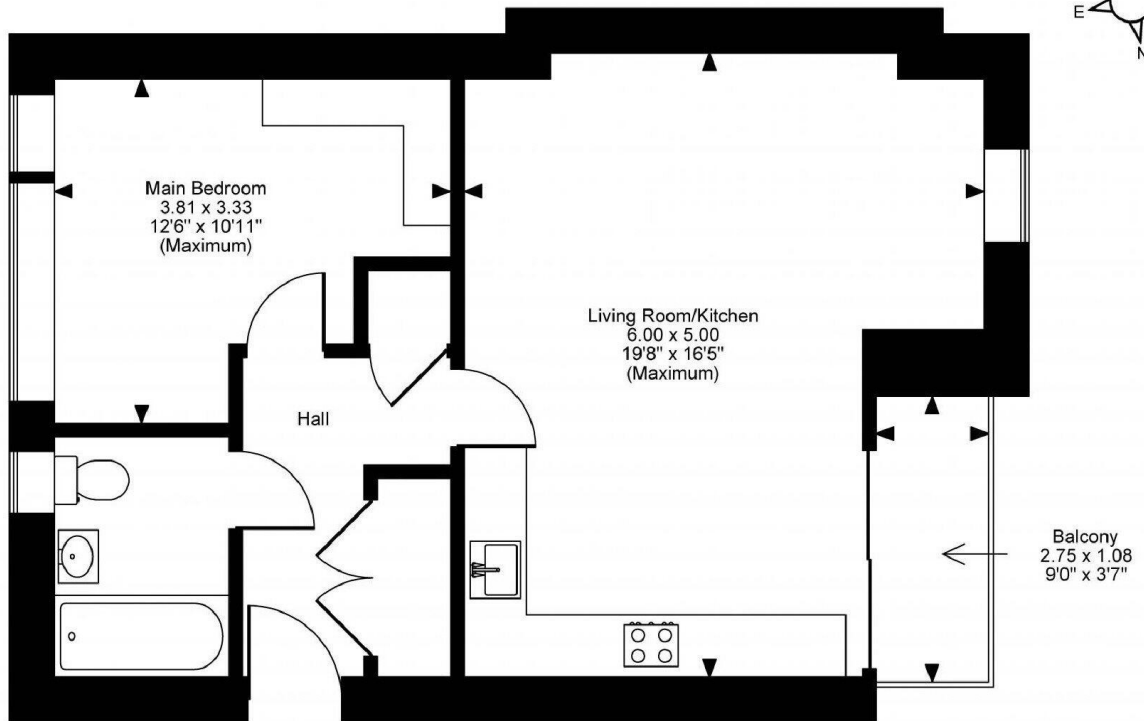
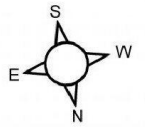
The interior of this beautifully presented property comprises a spacious, open plan living/kitchen area, one double bedroom and a family bathroom. The exterior boasts a private balcony, overlooking Rest Bay and communal gardens, perfect for enjoying the summer months.

Located in the popular town of Porthcawl, this property is close to a range of amenities including shops, supermarkets, restaurants, pubs and close to the seafront. Excellent transport links can be found from Pyle Railway Station, Porthcawl Metrolink, a variety of local bus routes and close access to the M4.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Apartment The Rest, Rest Bay, Porthcawl
 Approximate Gross Internal Area
 520 Sq Ft/48 Sq M
 Balcony external area = 32 Sq Ft/3 Sq M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(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		



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