

# HARRISON RESIDENTIAL LETTING

## NOTES FOR PROSPECTIVE TENANTS PLEASE READ CAREFULLY

We cannot offer rentals to:-

- ANYONE under the age of 18 whether or not they are in employment.
- Single persons under 25 who are (or will be) claiming Housing Benefit.

Tenancies are only granted on the basis of an Assured Short hold Tenancy (AST, minimum 6 calendar months) following satisfactory Credit and other References and the Landlords agreement.

- The Credit reference has a £36 admin charge per person which is non refundable.
- There is an Agreement Fee of £120.00 payable on signing the AST.
- All our properties are subject to a Bond and one month's rent being paid in advance unless stated otherwise. The amount of the Bond is NOT negotiable and must be paid when the Tenancy Agreement is signed.
- We will require a non refundable deposit equivalent to two weeks rent or half a months rent. This will be due when the tenancy is agreed.
- We can only deal with Housing Benefit recipients if they have a UK based Bank Account and are prepared to sign a standing order form for payment of their rent.
- Properties are let as detailed in the Schedule of Condition. It is up to the applicant to point out any faults or variations prior to the tenancy being granted.
- The stated rent DOES NOT include Electricity, Gas, Water Rates or Council Tax (unless stated.)
- No pets are allowed at any of our rental property unless previously agreed with the landlord.

ALL VIEWINGS MUST BE CARRIED OUT THROUGH THIS OFFICE

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## ONE BEDROOM



### FIRST FLOOR, 1 DAN Y GRAIG AVENUE, PORTHCAWL

One bedroom first floor flat located in a sought after area of Porthcawl. One double bedroom with fitted wardrobes, good sized bright lounge. Large bathroom. Kitchen with cooker and fridge. Upvc double glazing. Night storage heaters.

**Housing Benefit:** Considered    **Smokers:** No    **Pets:** No  
**Location:**    **Rent:** £100 pw    **Bond:** £350



### 29D PARK AVENUE, PORTHCAWL

A superb one bedroom ground floor flat available either on a furnished or unfurnished basis. Large lounge with victorian bay window. Double bedroom. Separate dining room. Modern kitchen with oven, washing machine and fridge freezer. Bathroom with shower over bath. Rear and side courtyard area. Gas c/h.

**Housing Benefit:** Considered    **Smokers:** No    **Pets:** No  
**Location:**    **Rent:** £525 pcm    **Bond:** £500



### 29A PANT MORFA, PORTHCAWL

A first floor one bedroom flat located on a modern housing estate within walking distance of Porthcawl. One double bedroom. Kitchen. Good sized lounge with wooden fire surround. Gas central heating. Upvc glazed.

**Housing Benefit:** Considered    **Smokers:** No    **Pets:** No  
**Location:**    **Rent:** £100 pw    **Bond:** £400



### GROUND FLOOR FLAT, 138 SUFFOLK PLACE, PORTHCAWL – aw refs

A one bedroom ground floor flat convenient to Town Centre. Recently Refurbished. One double bedroom. Lounge. Kitchen. Bathroom. Set within a quiet block of Flats.

**Housing Benefit:** Considered    **Smokers:** No    **Pets:** No  
**Location:**    **Rent:** £90 pw    **Bond:** £400



### GROUND FLOOR FLAT, 3 NICHOLLS AVENUE, PORTHCAWL - aw refs

A one bedroom ground floor flat within walking distance of Porthcawl Town Centre. Recently decorated throughout to a high standard. One double bedroom. Good sized lounge. Modern fitted kitchen with space for table and chairs. Shower room. Upvc double glazing. Viewing highly recommended.

**Housing Benefit:** Considered    **Smokers:** No    **Pets:** No  
**Location:**    **Rent:** £120 pw    **Bond:** £500



### F.F. FLAT, 281 NEW ROAD, PORTHCAWL

A one bedroom first floor flat. One double bedroom. Lounge. Recently fitted modern kitchen. Shower room/w.c. Rear enclosed courtyard. Night storage heaters.

**Housing Benefit:** Considered    **Smokers:** No    **Pets:** No  
**Location:**    **Rent:** £90 pw    **Bond:** £350



**GROUND FLOOR FLAT, 53 FENTON PLACE, PORTHCAWL avail shortly**  
 A one double bedroom. Large lounge/Diner leading to modern newly fitted kitchen. Bathroom which includes shower over the bath. Rear Courtyard. Allocated parking to the rear. Gas fires.

**Housing Benefit:** Considered    **Smokers:** No    **Pets:** Considered  
**Location:**    **Rent:** £100 pw    **Bond:** £350



**FLAT 4, 44 NEW ROAD, PORTHCAWL – available shortly**  
 A rear entrance, ground floor one bedroom flat located in a convenient position close to Porthcawl Town Centre. Flat comprises a double bedroom. Family bathroom. Separate lounge. Gas central heating and Upvc glazed. Allocated parking to the rear.

**Housing Benefit:** Considered    **Smokers:** No    **Pets:** No  
**Location:**    **Rent:** £80 pw    **Bond:** £350



**FLAT 5, 44 NEW ROAD, PORTHCAWL**  
 A first floor one bedroom flat located in a convenient position close to Porthcawl Town Centre. Flat comprises a double bedroom. Family bathroom. Separate lounge. Gas central heating and Upvc glazed. Allocated parking to the rear.

**Housing Benefit:** Considered    **Smokers:** No    **Pets:** No  
**Location:**    **Rent:** £80 pw    **Bond:** £350



**28A WESTBOURNE PLACE, PORTHCAWL – awaiting references**  
 A ground floor one bedroom flat near to schools and within walking distance of the Town Centre. A double bedroom. Lounge. Kitchen. Bathroom. Recently decorated. Gas central heating.

**Housing Benefit:** Considered    **Smokers:** Considered    **Pets:** Considered  
**Location:**    **Rent:** £90 pw    **Bond:** £350

**TWO BEDROOM**



**46B REST BAY CLOSE, PORTHCAWL**  
 A fully furnished first floor flat within walking distance of Rest Bay. Two double bedrooms – one with a double bed, the second with two single beds. Fitted wardrobes. Large lounge with balcony. Dining room furniture provided. Fitted kitchen. Bathroom. Gas c/h. Garage and off road parking.

**Housing Benefit:** No    **Smokers:** No    **Pets:** No  
**Location:**    **Rent:** £520 pcm    **Bond:** £520



**117 NEW ROAD, PORTHCAWL – awaiting references**  
 A two bedroom terraced two storey house. Two good sized bedrooms. Fitted kitchen. Bathroom with white suite. Gas central heating. Double glazed. Large rear garden. Recently decorated.

**Housing Benefit:** Considered    **Smokers:** No    **Pets:** No  
**Location:**    **Rent:** £115 pw    **Bond:** £350



### FLAT 2, 70 JOHN STREET, PORTHCAWL

A first floor converted large two bedroom flat. Large lounge overlooking John Street. Bathroom with over bath shower. Separate w.c. Fitted kitchen. One double and a single bedroom. Gas central heating. Fully carpeted.

**Housing Benefit:** Considered    **Smokers:** No    **Pets:** No  
**Location:**                                    **Rent:** £520 pcm    **Bond:** £520



### 10a WELL STREET, PORTHCAWL

An immaculately presented two bedroom flat near Porthcawl Town Centre, recently refurbished to an exceptionally high standard. Two good sized double bedrooms. Modern fitted kitchen. Immaculate shower room with heated towel rail. Large lounge with electric fire and sea views. Viewing highly recommended.

**Housing Benefit:** Considered    **Smokers:** No    **Pets:** No  
**Location:**                                    **Rent:** £575 pcm    **Bond:** £575



### 16 GRIFFIN PARK COURT PORTHCAWL

A two bedroom ground floor flat in purpose built block. Very well presented property. Bathroom with shower over bath. Good sized lounge. Allocated private parking. Quiet location. Upvc and Gas central heating.

**Housing Benefit:** Considered    **Smokers:** No    **Pets:** No  
**Location:**                                    **Rent:** £120 pw    **Bond:** £550



### G.F. FLAT, 3 BLUNDELL AVENUE, PORTHCAWL

A two bedroom ground floor flat. Lounge with bay window. Kitchen. Bathroom with white fitted bathroom suite. Fitted shower over the bath. Fitted Glass shower screen. Patio area with shrubs.

**Housing Benefit:** Considered    **Smokers:** No    **Pets:** No  
**Location:**                                    **Rent:** £118.45 pw    **Bond:** £450



### 12 CORNELIUS CLOSE, SOUTH CORNELLY – available shortly

A modern well presented part furnished two bedroom ground floor flat. Fitted kitchen containing gas hob, electric oven, washing machine and other kitchen appliances. Lounge with laminate flooring, sofa, table and bookcase. One double bedroom and a single. Modern white bathroom suite with shower over bath. Parking

**Housing Benefit:** No    **Smokers:** No    **Pets:** No  
**Location:**                                    **Rent:** £495 pcm    **Bond:** £495



### 41 OGMORE DRIVE, NOTTAGE, PORTHCAWL

Recently renovated two bedroom semi-detached house located close to Nottage Village. Newly fitted modern kitchen with integrated cooker and slate floor. Plumbing for washing machine and slimline dishwasher. Good sized lounge with heated Conservatory to the rear. Two double bedrooms. Bath & power shower over.

**Housing Benefit:** No    **Smokers:** No    **Pets:** Considered  
**Location:**                                    **Rent:** £575 pcm    **Bond:** £550



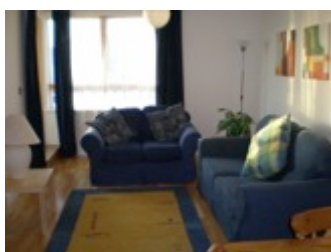
**67 OGMORE DRIVE, NOTTAGE, PORTHCAWL – awaiting references**  
 A modern two bedroom detached house located in sought after area in Porthcawl. Light lounge with conservatory to the rear. Fitted kitchen including cooker. Two double bedrooms. Bathroom with shower over bath. Garden to rear. Garage and off road parking.

**Housing Benefit:** Considered    **Smokers:** No    **Pets:** No  
**Location:**    **Rent:** £560 pcm    **Bond:** £560



**15 SUFFOLK COURT, PORTHCAWL – available shortly**  
 A modern two bedroom end of Terrace house located within walking distance of Porthcawl Town Centre. Two bedrooms. Lounge with laminate flooring. Modern fitted kitchen. Allocated parking for one car. Gas central heating. Upvc.

**Housing Benefit:** Considered    **Smokers:** No    **Pets:** No  
**Location:**    **Rent:** £550 pcm    **Bond:** £550



**21 ESPLANADE HOUSE, PORTHCAWL – awaiting references**  
 A furnished two bedroom flat with seaviews. Tastefully furnished throughout. Open plan lounge/dining area. Fitted kitchen including oven, washing machine, dishwasher and fridge freezer. Two double bedrooms. Bathroom with white suite and shower over bath. Veranda with views of seafront. Secure parking.

**Housing Benefit:** No    **Smokers:** No    **Pets:** No  
**Location:**    **Rent:** £695 pcm    **Bond:** £695



**GROUND FLOOR FLAT, 15 SOUTH ROAD, PORTHCAWL – av shortly**  
 A spacious two bedroom ground floor flat within walking distance of Porthcawl Town Centre. Two double bedrooms – one with a bay fronted window. Good sized lounge with laminate flooring. Bathroom fitted with stone coloured floor tiles. Modern kitchen with electric cooker. Double glazing and gas central heating.

**Housing Benefit:** Considered    **Smokers:** No    **Pets:** No  
**Location:**    **Rent:** £105 pw    **Bond:** £400

### THREE BEDROOM



**13 NANT Y WIWER, MARGAM VILLAGE**  
 Immaculately decorated three bedroom detached house. Large lounge decorated in neutral colours with fireplace. Modern kitchen with space for table and chairs. Conservatory to the rear with under floor heating. Downstairs cloakroom. Three bedrooms. Master bedroom with en-suite shower. Family bathroom. Garage.

**Housing Benefit:** No    **Smokers:** No    **Pets:** No  
**Location:**    **Rent:** £650 pcm    **Bond:** £650



**FIRST FLOOR FLAT, 23 VICTORIA AVENUE, PORTHCAWL – av shortly**  
 A three bedroom maisonette close to the Town Centre. Large light and airy lounge with bay fronted window. Two large double bedrooms and a single. Family bathroom. Decorated in neutral colours throughout. Fitted kitchen with cooker. Gas central heating.

**Housing Benefit:** Considered    **Smokers:** Considered    **Pets:** No  
**Location:**    **Rent:** £135 pw    **Bond:** £500



### **40 CROFT GOCH ROAD, KENFIG HILL**

A well presented three bedroom semi detached house with single garage and off road parking. Two double bedrooms and a single. Recently fitted family bathroom with white suite and shower over bath. Front facing lounge with feature fireplace. Separate dining room with electric fire. Modern fitted kitchen. Enclosed rear garden

**Housing Benefit:** No                      **Smokers:** No                      **Pets:** No  
**Location:**                                      **Rent:**                      £550 pcm                      **Bond:**                      £550



### **21 HEOL DEGWM, NORTH CORNELLY – available shortly**

A three bedroom terraced house in a residential area. Decorated in neutral colours throughout. Large bright lounge/diner. Good sized fitted kitchen. Family bathroom. Two double bedrooms and a single. Large rear garden. Upvc glazed. Gas central heating. Very competitively priced.

**Housing Benefit:** Considered                      **Smokers:** No                      **Pets:** No  
**Location:**    **Rent:**                      £500 pcm                      **Bond:**                      £500