



16, West Drive
Porthcawl, CF36 3LS

Watts
& Morgan



16, West Drive

Porthcawl CF36 3LS

£1,100,000 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

This exceptional self-build, five-bedroom detached executive home is set within the highly sought-after coastal town of Porthcawl, enjoying breathtaking, uninterrupted views across the Bristol Channel. Designed with minimal maintenance and maximum efficiency in mind, the property is thoughtfully presented throughout and offers spacious, versatile accommodation arranged over three floors.

The property comprises an impressive entrance hallway with a striking oak split staircase, a contemporary kitchen/diner with bifold doors to the rear garden, utility room, WC, dining room, and a double bedroom with en-suite.

To the first floor is a spacious living room with patio doors to a balcony enjoying stunning sea views, along with a family bathroom and two double bedrooms. The top floor offers a superb master suite with expansive channel views and a four-piece Jack and Jill en-suite also serving the fifth bedroom.

Externally, there is a landscaped rear garden with summerhouse and garage, and ample off-road parking to the front.

Directions

* Bridgend Town Centre - 7.5 Miles * Porthcawl Town Centre - 0.6 Miles * Cardiff City Centre - 33.0 Miles * J37 of the M4 - 4.3 Miles

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ABOUT THE PROPERTY

Entered via a stylish aluminium front door, the property opens into an impressive entrance hallway featuring engineered hardwood flooring and an elegant oak split staircase with a recessed glass balustrade rising to the first floor, with tall ceilings enhancing the sense of space and making the area feel exceptionally spacious. The hallway is enhanced by two aluminium-framed windows, both fitted with electronically operated integral blinds. The entire home benefits from water-based underfloor heating, with each room individually controlled by an automated Heatmiser system, offering both local and remote operation, as well as audio, visual and lighting. Throughout the property, all rooms are finished with engineered hardwood flooring, with the exception of the bathrooms, utility room and kitchen. In addition, the home benefits from high-quality JB Kind hardwood doors fitted throughout.

From the hallway, you are led into a beautifully designed open-plan kitchen/dining room, which continues the engineered hardwood flooring through to the dining area, with the kitchen benefitting from tiled flooring, and provides a bright and contemporary living space. This room benefits from double bi-fold doors opening onto the rear garden, complete with electrically operated integral blinds, along with a side-facing window allowing for additional natural light. The kitchen is fitted with a high-quality German range of coordinating wall and base units, complemented by Corian work surfaces and sleek glass splashbacks. The units extend to ceiling height, maximising storage while maintaining a streamlined finish. Integrated appliances include a Neff induction hob with extractor fan, Bosch dishwasher, AEG combination microwave and oven, a full-size fridge, and a wine fridge.

The utility room is accessed from the kitchen and continues the tiled flooring, along with matching kitchen units for a cohesive look. It is equipped with a Bosch washing machine and Bosch tumble dryer, and benefits from a convenient side window. A door from the utility room provides access back into the entrance hallway.

The front reception room is a well-proportioned space, currently utilised as a dining room, featuring continued hardwood flooring and a lovely bay window that allows for an abundance of natural light while offering pleasant views.

Adjacent to this is a generously sized double bedroom, complete with fitted wardrobes and hardwood flooring, as well as another attractive bay window. This room also benefits from a stylish en-suite, fitted with a three-piece suite comprising a large shower, WC, and wash hand basin, along with a side-facing window.

Additionally, the ground floor includes a convenient WC, finished with tiled flooring and fitted with a two-piece suite including a WC and wash hand basin.

To the first floor, the landing is thoughtfully designed to extend to both sides, creating a sense of balance and openness. To the left, an impressive front-facing living room showcases engineered hardwood flooring and features two sliding patio doors opening onto a stunning balcony, offering far-reaching sea views. A further side-facing window enhances the space, allowing natural light to flood the room.

Adjacent to the living room is a beautifully appointed family bathroom, finished with sleek tiled flooring and benefiting from underfloor heating. The space is fitted with a contemporary four-piece suite, comprising a bath, WC, wash hand basin, and a spacious walk-in shower, complemented by two side-facing windows. Additional features include a practical storage cupboard and a striking feature window positioned above the front door, which can be opened electronically.

To the right of the landing are two generously proportioned rear-facing double bedrooms. Bedroom three is a particularly well-presented room, featuring engineered hardwood flooring, large rear and side-facing windows, and bespoke fitted Town & Country wardrobes, complete with matching bedside tables and a coordinating dressing table.

The adjacent bedroom four mirrors the style and proportions of bedroom three, also benefiting from engineered hardwood flooring and a large rear-facing window, maintaining the same high standard of finish throughout.

The second set of oak stairs rises to the top floor, where the master suite, Jack & Jill bathroom, and bedroom five are located. The landing is beautifully finished with engineered hardwood flooring and features bespoke Town & Country fitted storage, complemented by a striking full-height triangular side window that floods the space with natural light and creates an impressive architectural focal point.

The master bedroom is a truly elegant space, continuing the engineered hardwood flooring and enhanced by a comprehensive range of bespoke Town & Country fitted wardrobes and storage. A distinctive triangular window frames uninterrupted sea views, finished with bespoke oak wooden blinds. The room is further enhanced by a raised bed design, adding both practicality and a sense of contemporary luxury to the space.

The master suite flows seamlessly into the Jack & Jill en-suite, which also serves bedroom five. This beautifully appointed bathroom is generously proportioned and fitted with a luxurious five-piece suite comprising a large walk-in shower, freestanding bath, WC, bidet, and wash hand basin, all set against elegant tiled flooring. The space is further complemented by bespoke Town & Country fitted wardrobes and a dedicated dressing area, along with an additional striking triangular feature window that enhances the sense of light and space.

Bedroom five, currently utilised as a gym, is a highly versatile and well-designed room featuring engineered hardwood flooring and a full suite of bespoke Town & Country fitted wardrobes running the length of the space. A rear-facing triangular window provides natural light and a refined architectural detail, while the room also benefits from direct access to the loft, adding valuable practicality and further storage potential.

GARDENS AND GROUNDS

Accessed from West Drive, No. 16 boasts a generous private driveway to the front, providing ample off-road parking for multiple vehicles, along with a garage positioned towards the rear of the property, which benefits from boarded flooring, which is raised and insulated.

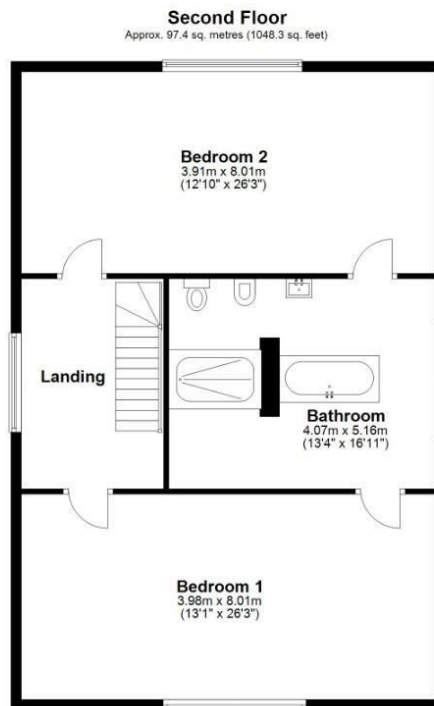
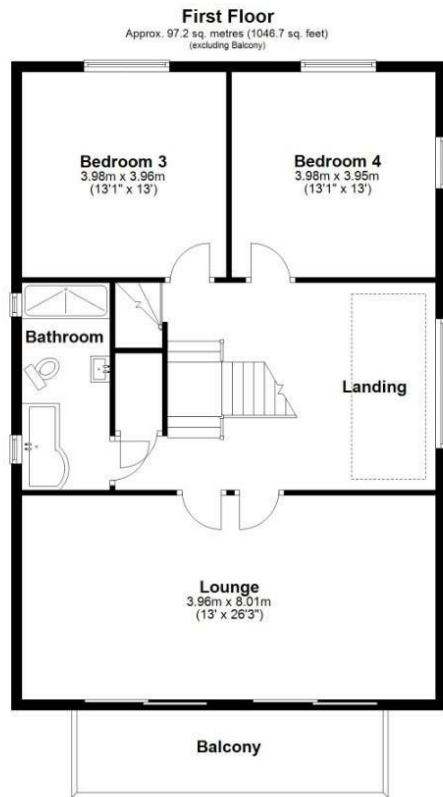
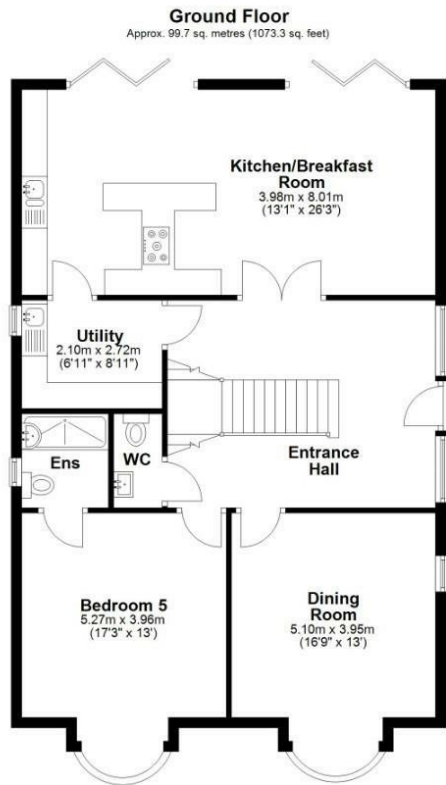
The property further benefits from a beautifully landscaped and well-maintained garden, featuring both lawn and patio areas, ideal for outdoor relaxation and entertaining. Within the garden sits a stylish and modern summer house, complete with electrically heated tiled flooring for year-round comfort. The summer house is fitted with a two-piece WC comprising a wash hand basin and WC, as well as a separate room with a sink. It also benefits from both local and remote-controlled lighting and Wi-Fi connectivity, making it perfectly suited for use as a home office or versatile garden retreat.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band 'H'.



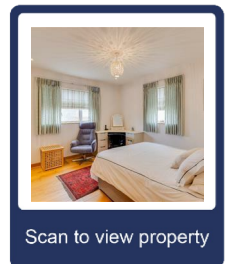




Total area: approx. 294.4 sq. metres (3168.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	77
England & Wales	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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