

An aerial photograph of a coastal town, likely Porthcawl, showing a cluster of houses with red roofs built on a cliff overlooking the sea. The town extends along the coastline, with more houses and a road visible in the distance under a blue sky with scattered clouds.

81, Victoria Avenue  
Porthcawl, CF36 3EY

Watts  
& Morgan



# 81, Victoria Avenue

Porthcawl CF36 3EY

**£790,000 Freehold**

**3 Bedrooms | 1 Bathrooms | 2 Reception Rooms**

A beautifully presented and thoughtfully extended three-bedroom home, ideally positioned just off the Porthcawl seafront and enjoying wonderful sea views. Finished to a high standard by the current owners, the property sits within easy walking distance of Porthcawl Town Centre, offering convenient access to local shops, amenities, schools, and both Rest Bay and Porthcawl promenade. The accommodation comprises: an entrance hall, open-plan lounge/sitting room, spacious kitchen/dining/family room, utility room, and ground-floor WC. To the first floor: three well-proportioned double bedrooms and a contemporary four-piece family bathroom. Externally, the property benefits from a private driveway providing off-road parking, a single garage, and an enclosed, landscaped rear garden, offering an attractive and low-maintenance outdoor space.

## Directions

\* Bridgend - 8.0 Miles \* Cardiff - 27.0 Miles \* J37 of the M4 - 4.0



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## Summary of Accommodation

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### ABOUT THE PROPERTY

The property is entered into a welcoming hallway laid with parquet wood-block flooring, with a staircase rising to the first floor. The impressive open-plan lounge/sitting room combines two generous reception spaces, featuring a large front bay window, two side windows offering wonderful sea views, parquet flooring, and a striking stone fireplace with hearth and surround. The sitting room also benefits from an additional front-facing window and built-in storage. To the rear lies the superb open-plan kitchen/dining/family room. The kitchen is fitted with a range of coordinating wall and base units, complemented by granite work surfaces, tiled splashbacks, tiled flooring, and spot lighting. Integrated appliances include a freestanding oven with 5-ring electric hob and extractor hood, fridge/freezer, and a ceramic Belfast sink. The adjoining dining/family area offers excellent versatility, featuring tiled flooring, bi-folding doors opening onto the rear garden, and an additional rear-facing window. There is ample space for both dining and lounge furniture creating a fantastic social hub. The utility room provides further practicality, fitted with base units, work surfaces, a stainless-steel sink with drainer, and plumbing for two appliances. It also houses the gas boiler and includes a door giving access to the garage. The ground-floor WC is fitted with a modern two-piece suite, comprising a WC and wash-hand basin, with tiled flooring, tiled walls, and a side-facing window.

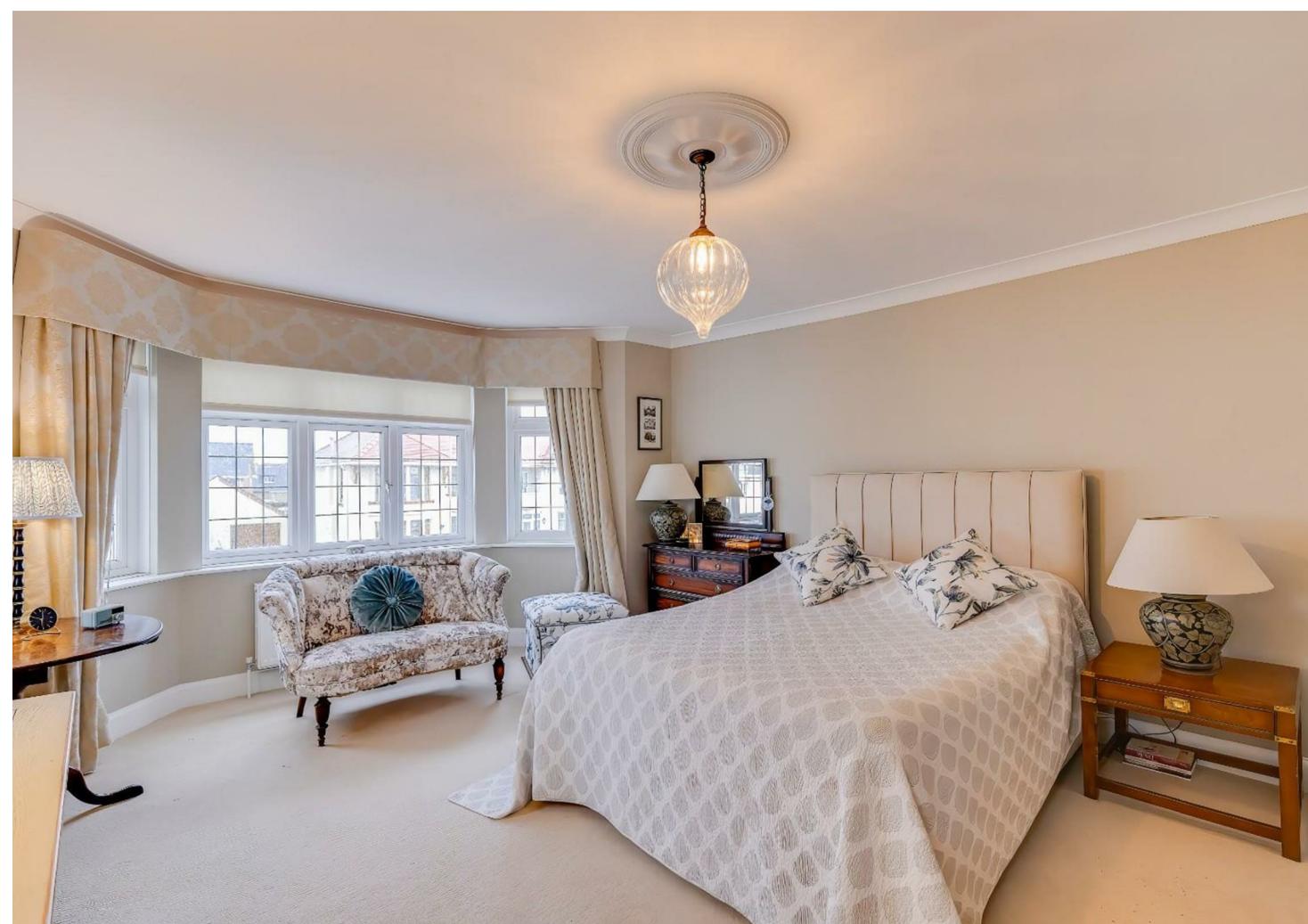
The first-floor landing features carpeted flooring and provides access to the loft hatch with a pull-down ladder. Bedroom One is a spacious double bedroom enjoying front and side-facing windows that offer wonderful sea views, complemented by carpeted flooring. Bedroom Two is another generous double bedroom with a front aspect window, bespoke built-in wardrobes, and carpeted flooring. Bedroom Three is also a double bedroom, benefiting from carpeted flooring and a rear-facing window. The family bathroom is fitted with a contemporary four-piece suite, comprising a bathtub, corner shower cubicle, WC, and wash-hand basin. The room is finished with tiled flooring, partially tiled walls, and a rear-facing window with fitted shutters.

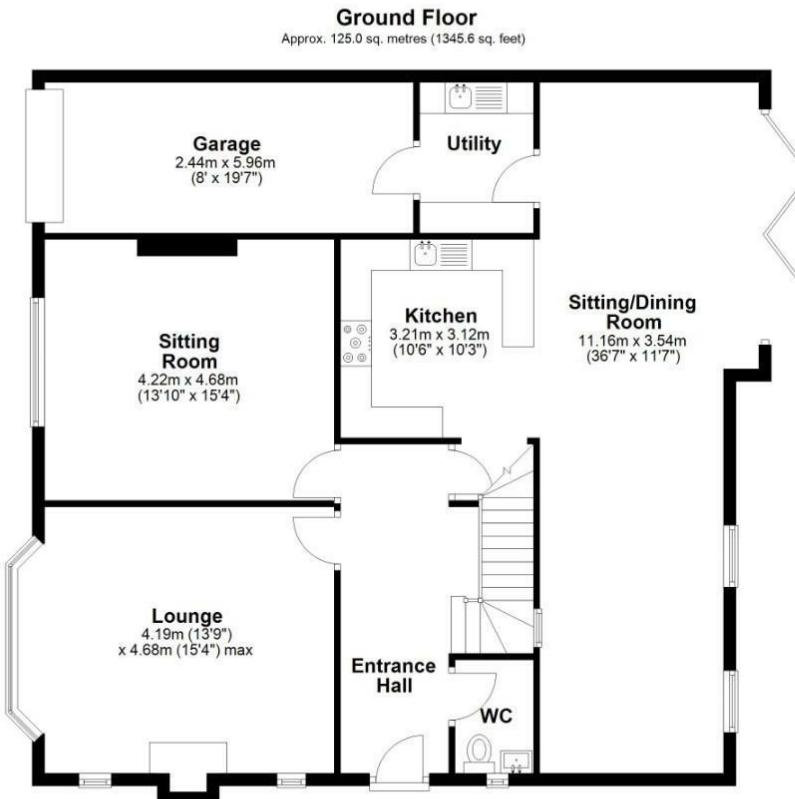
### GARDENS AND GROUNDS

Approached from Victoria Avenue, No. 81 enjoys a private block-paved driveway to the front, providing off-road parking for multiple vehicles and leading to a single garage with an electric up-and-over door. To the rear, the property boasts a beautifully presented enclosed garden, featuring a generous lawned area with raised borders with an abundance of colourful flowers and shrubs, the remainder laid to patio — an ideal setting for outdoor furniture and entertaining. Side access is available, linking the rear garden to the front of the property.

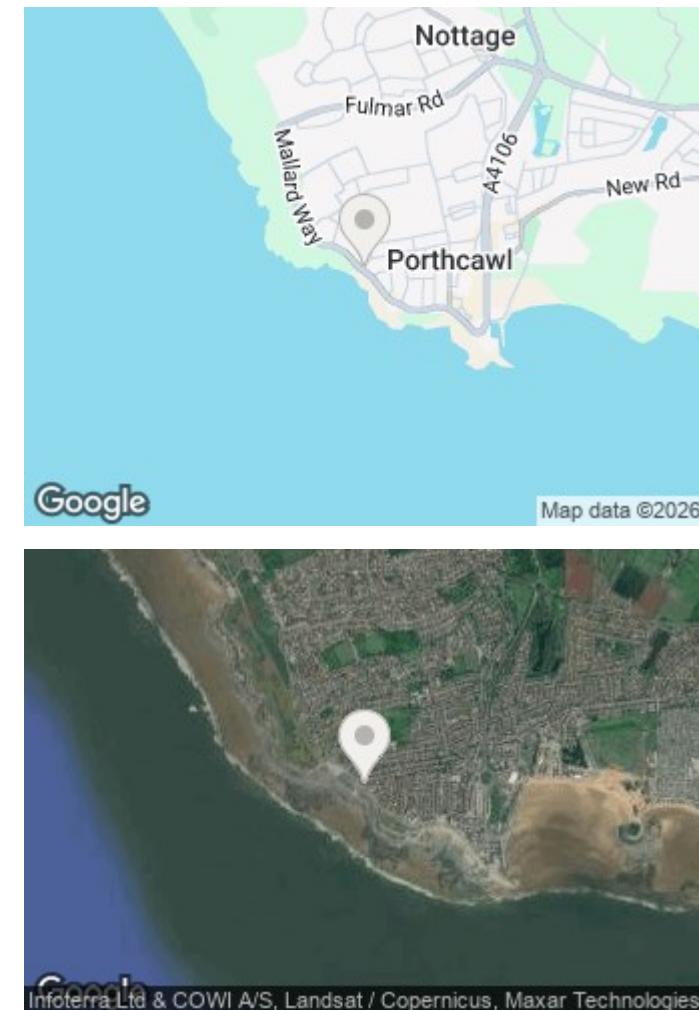
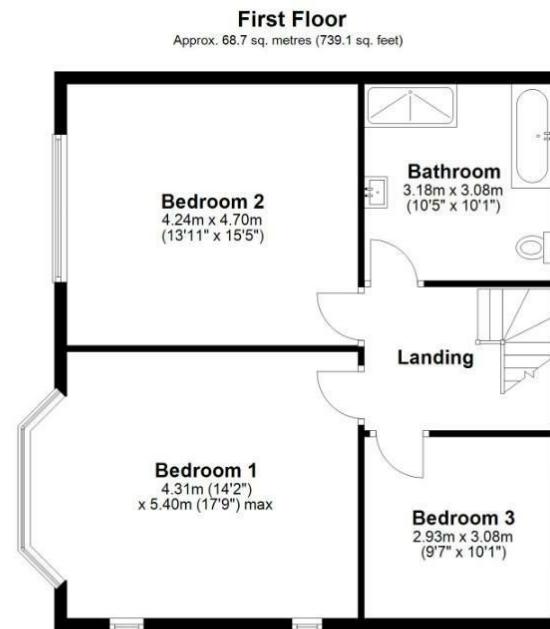
### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'TBC'. Council Tax is Band 'F'. Plans have been drawn up for a loft conversion and extension over garage.





Total area: approx. 193.7 sq. metres (2084.7 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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Scan to view property

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