



1B, Severn Road  
Porthcawl, CF36 3LW

Watts  
& Morgan



# 1B, Severn Road

Porthcawl CF36 3LW

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**£775,000 Freehold**

**4 Bedrooms | 2 Bathrooms | 2 Reception Rooms**

A beautifully presented four-double-bedroom detached property located just a stone's throw from Porthcawl Seafront. Offered to the market with no onward chain, this impressive home sits in a highly desirable position with excellent access to multiple beaches, the town centre and Junction 37 of the M4.

The spacious accommodation comprises an entrance hallway, lounge/dining room, WC, kitchen/breakfast room and an additional sitting room. To the first floor, the principal bedroom benefits from an en-suite shower room, accompanied by three further double bedrooms and a luxurious four-piece family bathroom. Externally, the property features a generous gated driveway providing off-road parking for multiple vehicles, a single garage and a landscaped rear garden complete with a versatile home studio. Chain free.

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## Directions

Bridgend - 6.0 Miles Cardiff - 28.0 Miles Swansea - 17.0 Miles J37 of the M4 - 4.0 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a uPVC front door with adjacent glazed panels, the property opens into a welcoming hallway featuring Karndean flooring. A staircase rises to the first-floor landing, and doors lead to all ground-floor rooms. The ground-floor cloakroom is fitted with a modern two-piece suite comprising a WC with hidden cistern and a wash-hand basin, finished with parquet flooring, tiled walls and a side-facing window. Double doors open into the spacious open-plan lounge/dining room, a superb family space with windows to both the front and rear, ample room for lounge and dining furniture, parquet flooring and a striking central stone chimney feature. The kitchen/breakfast room is fitted with a contemporary range of wall and base units topped with Granite work surfaces and coordinating splashbacks. Integrated appliances include a 5-ring hob with extractor hood, oven/grill/microwave, dishwasher, washer/tumble dryer and fridge/freezer. Double doors open out to the rear garden, with further access into the sitting room. The sitting room is a versatile additional reception space featuring carpeted flooring, a central feature fireplace and windows overlooking the rear garden.

The first-floor landing offers carpeted flooring, a built-in airing cupboard. The principal bedroom is an impressively sized room with fitted wardrobes, storage and a built-in seating area. With windows to both the front and rear, it enjoys excellent natural light and leads into a private en-suite. The en-suite shower room is fitted with a three-piece suite comprising a double shower enclosure, WC and wash-hand basin, with tiled walls and flooring and a rear-facing window. Bedroom Two features carpeted flooring, fitted wardrobes and a front-facing window. Bedroom Three is another generous double room with carpeted flooring and a rear-facing window. Bedroom Four is a spacious double bedroom with wood flooring and a front-facing window. The luxurious family bathroom is fitted with a four-piece suite comprising a freestanding bathtub, separate shower enclosure, WC and wash-hand basin, finished with tiled walls and flooring and a rear-facing window.

### GARDENS AND GROUNDS

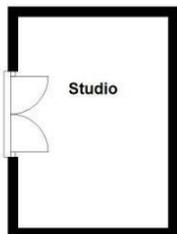
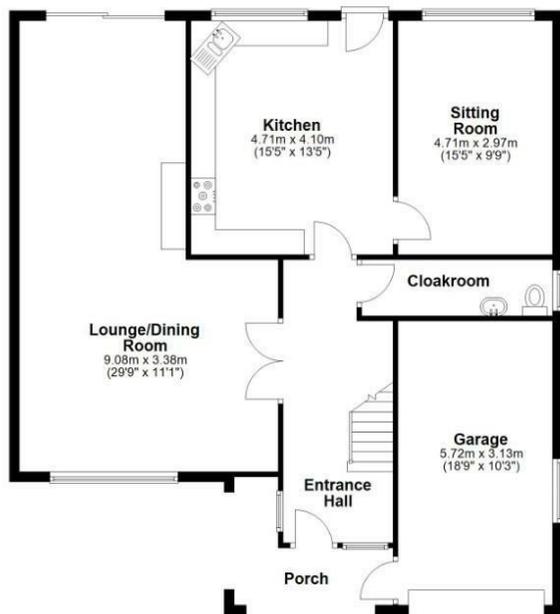
Approached off Severn Road, 1B enjoys a generous frontage enclosed by stone walls, with gated access opening onto a private resin driveway providing ample off-road parking. A single garage sits to the side, fitted with an electric main door and a uPVC side door; the garage also houses the gas combination boiler. To the rear, the property boasts a beautifully landscaped garden featuring a spacious patio area ideal for outdoor furniture, with the remainder laid to lawn. Double uPVC doors lead into the outbuilding/home studio — a versatile space equipped with power and lighting, perfect for a range of uses.

### ADDITIONAL INFORMATION

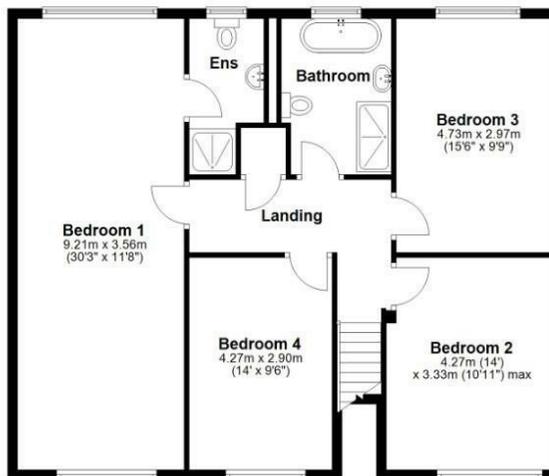
Freehold. All mains connected. EPC Rating "TBC". Council Tax band "H".



**Ground Floor**  
Approx. 114.7 sq. metres (1235.0 sq. feet)



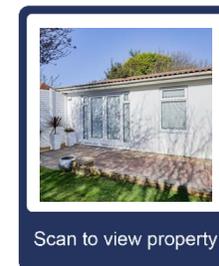
**First Floor**  
Approx. 98.0 sq. metres (1054.7 sq. feet)



Total area: approx. 212.7 sq. metres (2289.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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