



12, Beach Road  
Porthcawl, CF36 5NH

Watts  
& Morgan



# 12, Beach Road

Porthcawl CF36 5NH

**£499,950 Freehold**

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

Spacious Four-Bedroom Semi-Detached Home in Sought-After Newton Location. Situated on Beach Road in the desirable village of Newton, this spacious four double-bedroom semi-detached property is ideally positioned just a short stroll from Newton Beach and within easy reach of local amenities.

The well-proportioned accommodation comprises; entrance hallway, living room, kitchen/breakfast room, dining room, and a utility room. To the first floor are three double bedrooms, a shower room, and a separate WC. Occupying the second floor is the principal bedroom, benefiting from partial sea views. Externally, the property is accessed via electric gates leading to extensive off-road parking for multiple vehicles. The landscaped rear garden provides a seating area. A detached double garage features power, an electric door, and an upstairs office space offering excellent potential for further conversion, subject to the necessary planning consents. Offered to the market with no onward chain

## Directions

\* Porthcawl - 1.5 Miles \* Bridgend - 5.5 Miles \* Cardiff - 29.0 Miles \* Swansea - 21.5 Miles \* J35 of the M4 Motorway - 4.4 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a solid wooden front door, the welcoming entrance hallway features tiled flooring and a staircase rising to the first floor, with a generous understairs storage cupboard providing practical additional space. Positioned to the front of the property, the main living room is a spacious reception room with carpeted flooring, a large bay window and an additional window overlooking the utility area. The dining room offers a versatile second reception area, featuring tiled flooring, a side-facing window and an attractive feature fireplace. To the rear of the property, the kitchen/breakfast room benefits from underfloor heating and is fitted with a range of coordinating wall and base units complemented by work surfaces over. The room benefits from tiled flooring, a breakfast bar area and windows overlooking the rear garden. Integrated appliances include a gas hob with extractor hood over, oven, grill and under counter fridge. The adjoining utility room all offers underfloor heating and has been fitted with additional base units and work surfaces, with space and plumbing for further appliances and room for a freestanding fridge/freezer and a door provides direct access to the rear garden.

The first-floor landing provides access to all rooms on this level. Bedroom Two is a generous double bedroom featuring carpeted flooring, fitted wardrobes and a large bay window to the front elevation. Bedroom Three is another well-proportioned double room with fitted wardrobes, carpeted flooring and a rear-facing window. Bedroom Four is also a comfortable double bedroom with carpeted flooring and views over the rear garden. The shower room is fitted with a walk-in shower enclosure with glass screen, wash hand basin and WC, complemented by tiled flooring and a side-facing window. A separate WC provides additional convenience.

A further staircase rises to the second floor, where useful eaves storage can be found. This level is dedicated to the impressive principal bedroom, a spacious and versatile room. The room benefits from carpeted flooring and large front-facing windows that enjoy partial sea views.

### GARDENS AND GROUNDS

Approached directly from Beach Road, No. 12 is accessed via electrically operated gates opening onto a substantial block-paved driveway, providing ample off-road parking for numerous vehicles to both the front and rear of the property. To the rear, a paved patio area offers an ideal space for outdoor dining and entertaining. The property further benefits from a generous detached garage featuring an electrically operated door and power supply. A staircase within the garage leads to a versatile first-floor office space, ideal for home working or a variety of alternative uses. The garage also offers excellent potential for further conversion, subject to the necessary planning consents.

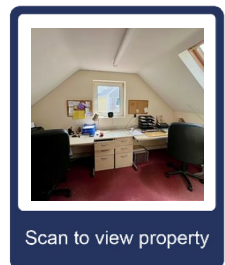
### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'F'.





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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>                            | 58                      | 74        |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



Scan to view property

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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