



Morfa Newydd, South Road
Porthcawl, CF36 3DA

Watts
& Morgan



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Porthcawl CF36 3DA

£850,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

An impressive four double bedroom detached property set in generous private grounds. This executive property is presented to an extremely high standard throughout offering both spacious and versatile living in a sought after location in Porthcawl just a short walk from Porthcawl Sea Front and Rest Bay beach. Accommodation briefly comprises of; porch, entrance hallway, living room, dining room, WC, open plan kitchen/ breakfast/ family room, sunroom and utility. First floor; principal bedroom with walk in wardrobe and en-suite shower room, three further double bedrooms and a modern 4-piece family bathroom. Externally the property is set behind electric controlled gates, the generous plot has a private driveway with off road parking for several vehicles, detached double garage and landscaped side and rear gardens.

Directions

* Porthcawl Sea front - 0.8 Miles * Bridgend Town Centre - 6.6 Miles * J37 of the M4 Motorway - 4.1 Miles * Cardiff City Centre - 25.6 Miles

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Summary of Accommodation

SITUATION

Porthcawl offers numerous beaches including the Blue Flag Awarded 'Rest Bay'. Porthcawl Promenade with it's many cafes, bars, & restaurants, harbour, and golf courses are all within easy reach. The town also has a number of well regarded public & private schools The M4 (junction 37) is approximately 3 miles away and provides convenient travel to Cardiff and to other important commercial centres in the region. Cardiff (Wales) Airport with local, International and European flights is approximately 22 miles away. Cardiff lies some 30 miles to the east and includes the wide range of retail, commercial, leisure and recreational facilities that one would expect from a Capital City and has a main line rail connection to London in approximately 2 hours.

ABOUT THE PROPERTY

Entered through a composite front door into the Porch which offers tiled flooring and double-glazed uPVC windows to the side elevation. A timber and glazed door with matching side panels lead to the welcoming entrance hallway with solid wood flooring and doors lead off to the reception rooms. There is a solid oak staircase with a contemporary glass balustrade rising to the first-floor landing. The main living room is a generous family room with to the front of the property with windows to the front and two windows to the side aspect. The living room features solid wood flooring and a central feature stone fireplace with heart and surround and a fitted wood burning stove. The formal dining room is a versatile reception room or ideal home office with solid wood flooring and double-glazed uPVC windows to the front elevation. Serving the ground floor accommodation, the tiled cloakroom has been fitted with a two-piece modern white suite comprising; a wash basin and a low-level WC with hidden cistern with a window to the side. Located to the rear of the property the wonderful open plan kitchen/breakfast/family room benefitting from tiled flooring throughout with underfloor heating and recessed spot lighting. The Kitchen area has been fitted with a range of high gloss handle less base and wall units with granite work surfaces and inset bowl and a half sink with bevelled drainer. Integrated appliances to remain include two 'Bosch' ovens, 'Bosch' microwave & grill, 'Bosch' coffee maker, a 'Bosch' induction hob with a 'Neff' downdraft extractor, a 'CDA' wine cooler, 'Bosch' full length fridge, a 'Bosch' dishwasher. The kitchen/breakfast/family room further benefits from a media wall with recess for a television in the sitting area, double glazed uPVC window to the rear elevation and double-glazed uPVC sliding patio doors to the rear and side elevations. A broad archway leads to the sunroom which offers a continuation of the tiled flooring, double glazed uPVC windows to the front side and rear elevations, automatic 'Velux' windows to the roof space and a composite door leading to the side elevation. The Utility Room has been fitted with a range of base and wall high gloss handle less units with granite work surface and an inset sink with level drainer. Integrated appliances to remain include a 'Bosch' full length freezer. Space and plumbing have been provided for a free-standing washing machine and tumble dryer.

The first-floor landing is accessed via a carpeted oak staircase from the entrance Hall and offers carpeted flooring and all doors lead to the bedrooms. The principal bedroom is a spacious double bedroom which offers carpeted flooring, and double-glazed uPVC windows to the front and side elevation. A door leads to a walk-in wardrobe which is fitted with a range of hanging rails and shelving options. Serving the principal bedroom, the en-suite has been fitted with a three-piece white suite comprising; a shower enclosure with thermostatic shower, a pedestal wash basin and a low-level WC. Bedroom two is a spacious bedroom with fitted wardrobes, carpeted flooring and windows to the front. The third double bedroom offers carpeted flooring and a window to the front. Bedroom four is a great sized bedroom with carpeted flooring and windows to the front. The family bathroom has been fitted with a contemporary four-piece white suite comprising; a sunken bath with mixer taps and a freehand shower head, a double walk-in shower enclosure, WC low level WC with hidden cistern and a wash hand basin set within a wall hung vanity unit. The bathroom benefits from tiled walls and flooring, recessed spot lighting and a window to the rear with fitted shutters. The bathroom has a built-in airing cupboard housing a wall mounted 'Worcester' gas central heating boiler.

GARDENS AND GROUNDS

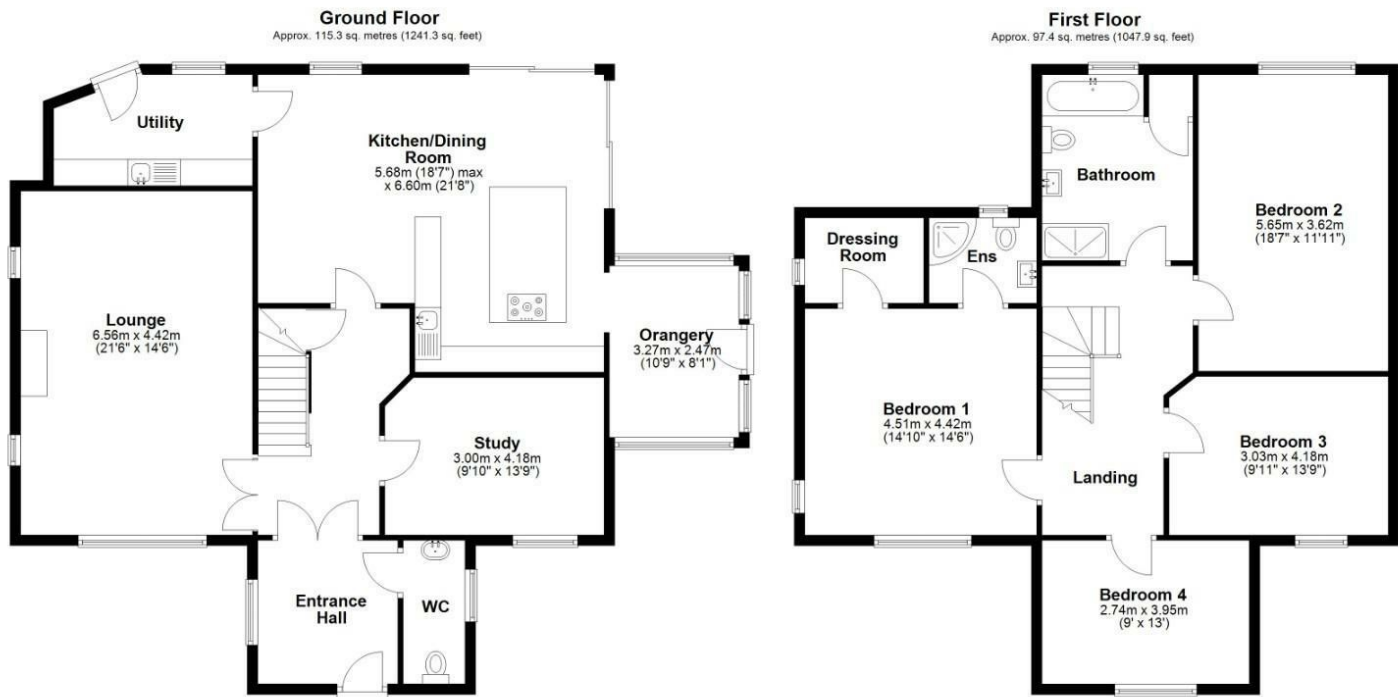
Morfa Newydd is enclosed by a attractive stone wall with access being provided by an electric controlled gate with a separate pedestrian gate. The property sits on a substantial private plot and offers a generous block paved driveway providing ample off road parking for several vehicles and leads to a detached double Garage. The double garage benefits from an electric controlled door, with power loft storage space. To the side of the property is a paved patio area providing ample space for outdoor entertaining and dining which leads onto a further area which is laid to lawn with wide borders planted with a variety of mature trees and shrubbery benefitting from a private aspect. The blocked paved driveway continues as a pathway along the alternate side of the property leading to a further landscaped lawned section with a spacious superb composite decked area with a timber pergola perfect for outdoor entertaining and furniture. The garden benefits from an electric retractable awning and outdoor power sockets and lights .

ADDITIONAL INFORMATION

Freehold property. All mains services connected. EPC Rating "D", Council Tax band "H"



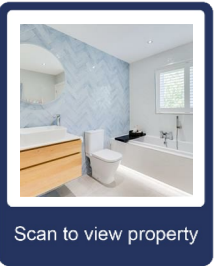




Total area: approx. 212.7 sq. metres (2289.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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