



12, Stratford Drive
Porthcawl, CF36 3LG

Watts
& Morgan



12, Stratford Drive

Porthcawl CF36 3LG

£625,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Watts & Morgan are delighted to offer to the market this substantial Four-bedroom detached property located in the sought-after coastal town of Porthcawl. Within walking distance to Porthcawl Promenade, Rest Bay beach, reputable schools and close proximity to J37 of the M4. Accommodation comprises of; entrance hallway, WC, lounge, open-plan kitchen/dining/family room, utility room. First floor Landing, Main double bedroom with ensuite shower room, two further double bedrooms, single bedroom, 4-piece family bathroom. Viewings highly recommended to appreciate this beautifully presented property. Externally enjoying a private driveway leading into an integral garage and rear landscaped garden with patio area. EPC Rating "D"

Directions

• Bridgend Town Centre 7.3 miles • Cardiff City Centre 26.4 miles • M4 (J37) 4.5 miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

GROUND FLOOR

Entrance via a composite door with window adjacent into the spacious entrance hallway providing porcelain tiled flooring and a carpeted staircase to the first floor landing. The entrance hallway offers a large built in storage cupboard and a 2 piece WC/ cloakroom. The main lounge is a spacious reception room with oak flooring, central feature wood burner set on a travertine tiled hearth with an oak mantle, uPVC windows to the front and uPVC French doors opening out onto the rear. To the heart of the home lies the superb open plan Kitchen/Family room which has been fitted with a range of contemporary 'shaker style' wall and base units with complementary quartz surfaces and a co-ordinating island providing an induction hob with stainless style extractor hood and space is provided for high stools. Integral appliances to remain include; 'Bosh' ' ' double oven and grill, space for a freestanding American style fridge freezer, integral dishwasher . Further benefiting from an undermount stainless steel sink unit, porcelain tiled flooring, recessed spot lighting, uPVC window to the rear elevation and uPVC French doors to the rear. This open plan family room has ample space for free standing dining and lounge furniture with a further window to the front and bespoke media wall. The utility room offers additional wall and base units with space for white goods a stainless steel sink, window and fully glazed door to the rear. A courtesy door provides access into the integral garage/ potential studio which offers full power supply and substantial storage in the loft.

FIRST FLOOR

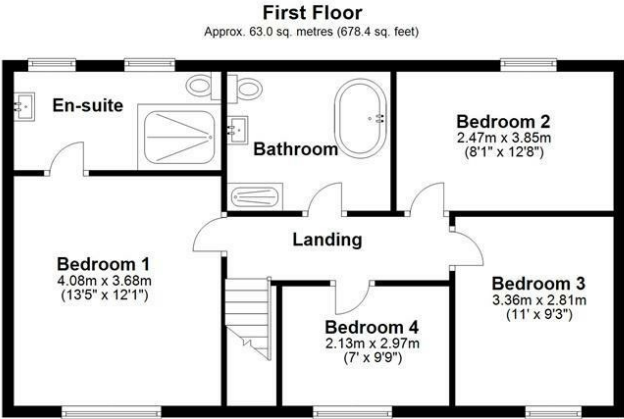
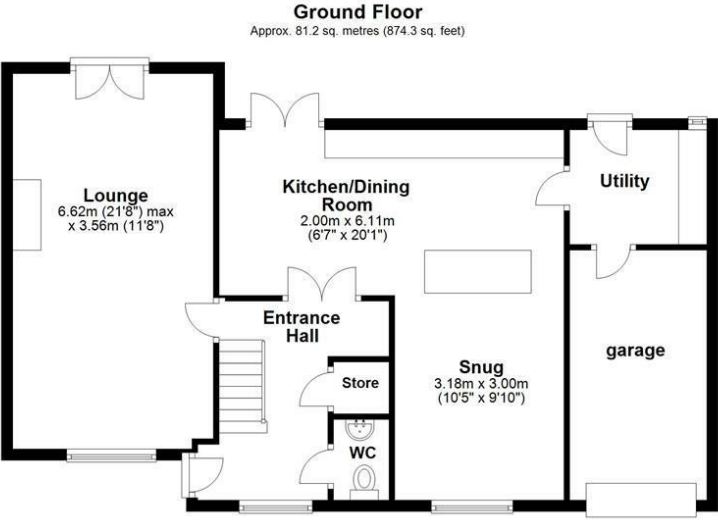
The first floor Landing offers carpeted flooring, and a loft hatch providing access to the loft space. Bedroom One is a spacious double bedroom offering carpeted flooring, a uPVC window to the front elevation leading in to an en-suite shower room. The en-suite has been fitted with a 3-piece suite comprising of a double walk in shower, wall mounted wash hand basin and low level dual flush WC. Benefitting from fully tiled walls and flooring, chrome towel radiator and two obscure uPVC windows to the rear. Bedroom two and three are both further good sized double bedrooms offering carpeted flooring and windows to the front and rear. Bedroom four is a comfortable single room offering carpeted flooring and uPVC window to the front. The family bathroom has been fitted with a 4-piece suite comprising of a freestanding roll top bath tub with free hand shower head, low level dual flush WC, wash hand basin set within vanity unit and separate shower cubicle. Bathroom further features tiled flooring and partially tiled walls with obscure uPVC window to the rear and recessed spot lighting.

GARDENS AND GROUNDS

No. 12 is approached off Stratford Drive with a private driveway to the front providing off road parking for two vehicles, leading to the single integral garage. The front garden is laid to lawn with a courtesy gate providing side access to the rear garden . To the rear lies a landscaped generous sized garden predominately laid to lawn with patio area ideal for outdoor entertaining.

SERVICES AND TENURE

Freehold. All mains services connected.



Total area: approx. 144.2 sq. metres (1552.7 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



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		
England & Wales		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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on
  

**Watts
& Morgan**