Poplar House, 63, New Road

Porthcawl, CF36 5DH

Watts & Morgan

Poplar House 63, New Road

Porthcawl CF36 5DH

£310,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An excellent opportunity to acquire this four-bedroom, three-reception room mid-terraced property situated on New Road, Porthcawl. Ideally positioned overlooking the playing fields and tennis courts, the property is within easy walking distance of Porthcawl seafront, multiple beaches, and a range of local amenities.

The accommodation briefly comprises an entrance hallway, kitchen/dining room, living room, two versatile ground-floor reception rooms, and a family bathroom. To the first floor are four well-proportioned bedrooms and a shower room. Externally, the property benefits from an enclosed rear garden, off-road parking to the rear, and a detached outbuilding offering excellent storage or potential for a variety of uses. The property is offered for sale with no ongoing chain.

Directions

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

Your local office: Bridgend
T 01656 644288 (1)
E bridgend@wattsandmorgan.co.uk

Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door, the welcoming entrance hallway features carpeted flooring, with doors leading to all principal ground-floor rooms and a staircase rising to the first floor. Positioned at the front of the property, the kitchen/dining room enjoys a large bay window overlooking the tennis courts and playing fields, creating a bright and pleasant space for dining. Fitted with a range of coordinating wall and base units with complementary work surfaces over, the kitchen also benefits from an integrated four-ring induction hob, oven, grill, and stainless steel extractor hood, with additional space provided for freestanding appliances. Vinyl flooring completes the room. Situated to the rear of the property, the living room offers carpeted flooring, a built-in cupboard housing the boiler, and a fully glazed door providing direct access to the rear garden. The sitting room is a versatile ground floor room with carpeted flooring and a window overlooking the rear garden. The ground-floor bathroom is fitted with a bath, WC, and wash hand basin, complemented by tiled walls, vinyl flooring, and a practical layout. The study is positioned at the front of the property, featuring carpeted flooring, a front-facing window, and a useful built-in storage cupboard.

The first-floor landing is carpeted and provides access to the loft hatch. Bedroom on is a spacious double bedroom with carpeted flooring and a large bay window to the front elevation. Bedroom two is another well-proportioned bedroom, benefiting from carpeted flooring, a front-facing bay window, a built-in storage cupboard, and a wash hand basin. Bedroom three is a generous double bedroom with carpeted flooring, two rear-facing windows allowing for plenty of natural light, and a wash hand basin. Bedroom four is a single bedroom with carpeted flooring and a window overlooking the rear. Completing the first floor is a shower room fitted with a walk-in shower enclosure, WC, and wash hand basin. The room also benefits from vinyl flooring and a rear-facing window.

GARDENS AND GROUNDS

Approached from New Road, No. 63 benefits from rear lane access leading to off-road parking for multiple vehicles, along with a versatile detached outbuilding complete with power, making it ideal for storage, a workshop, or a home office. The enclosed rear garden features a patio seating area, with the remainder predominantly laid to lawn, providing an excellent outdoor space for relaxation and entertaining.

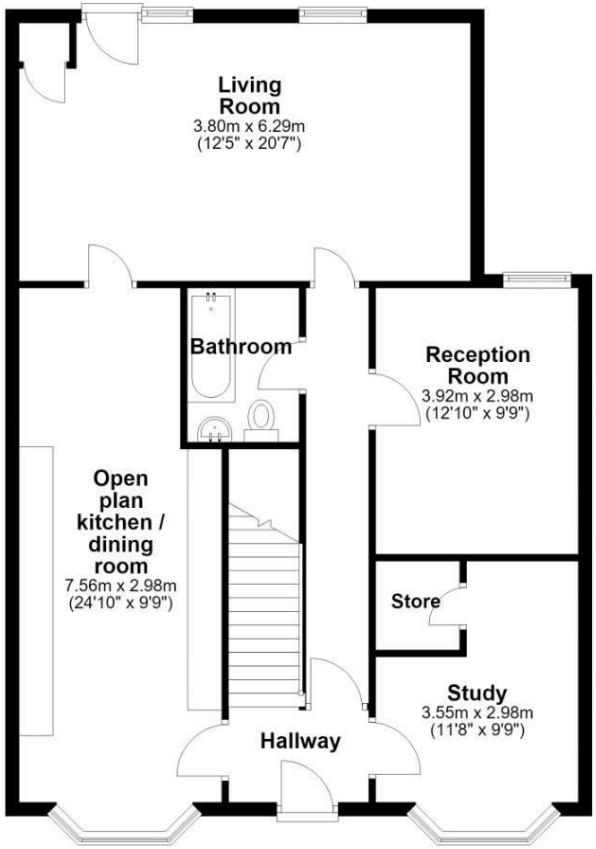
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; ‘C’. Council Tax is Band 'E'.

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.

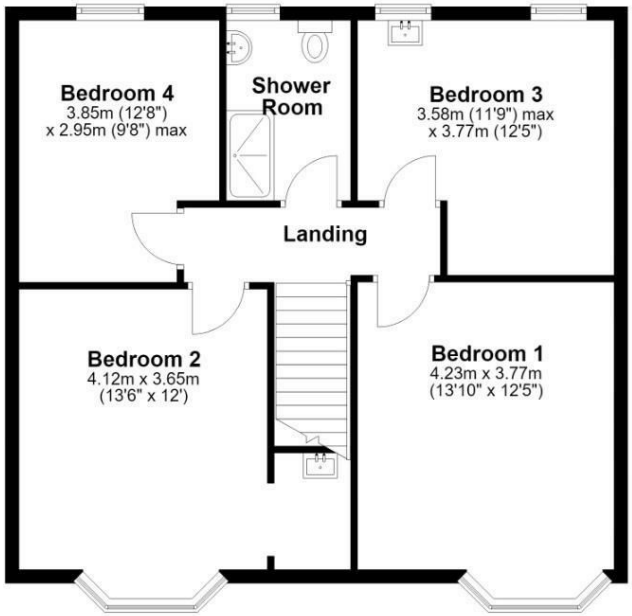
Ground Floor

Approx. 85.3 sq. metres (918.4 sq. feet)

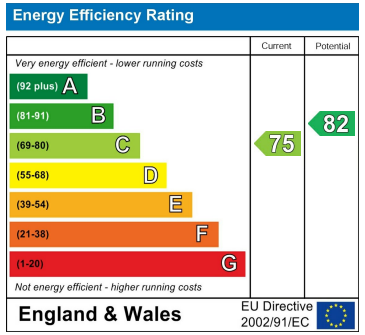


First Floor

Approx. 70.5 sq. metres (759.2 sq. feet)



Total area: approx. 155.9 sq. metres (1677.6 sq. feet)



Scan to view property

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