



2, St Clares Court  
Porthcawl, CF36 5DS

Watts  
& Morgan



# 2, St Clares Court

Porthcawl CF36 5DS

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**£1,295,000 Freehold**

**6 Bedrooms | 5 Bathrooms | 3 Reception Rooms**

An exceptional six-bedroom new build with sea views. This impressive residence has been meticulously designed by the current owner and occupies a prime position within an exclusive new development in Newton, Porthcawl. Set in an elevated location, the property enjoys far-reaching sea views and is just a short walk from Newton Beach, Porthcawl seafront, and the amenities of the local village.

Accommodation comprises; Ground Floor: Grand entrance hallway, elegant sitting room, lounge, open-plan kitchen/dining/living room, shower room, and utility. First Floor: Principal bedroom with dressing room and luxury four-piece en-suite, second bedroom with dressing room and en-suite, further double bedroom, spacious living room/bedroom, and family bathroom. Second Floor: Two additional double bedrooms and a shower room. The property is approached via a private driveway providing ample off-road parking, complemented by a double integrated garage fitted with solar panels and a rear garden.

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## Directions

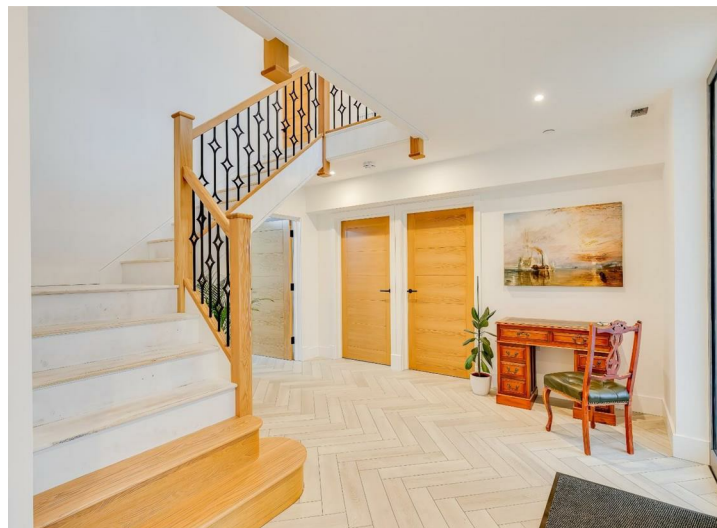
\* Porthcawl Town Centre - 2.0 Miles \* Bridgend Town Centre - 7.0 Miles \* Cardiff City Centre - 28.0 Miles \* M4 (J37) - 4.0 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

The property is entered through a bespoke aluminium front door with finger recognition access, opening into a grand hallway with herringbone tiled flooring and a wide staircase rising to the first floor. The hallway also incorporates a generous control room which houses the manifolds for the underfloor heating and provision for a lift, ensuring both practicality and future adaptability. To the front of the property, the sitting room offers a versatile reception space, enhanced by two sets of windows to the front aspect. The spacious living room enjoys aluminium bi-folding doors that open directly onto the garden, creating a seamless connection between indoor and outdoor living. The ground floor shower room is beautifully appointed, featuring a walk-in double shower with glass screen, WC with concealed cistern, and a wash hand basin set within a vanity unit. Fully tiled, with a side window and recessed lighting, it combines style with functionality. The superb open-plan kitchen/dining/living room forms the heart of the home. Continuing the herringbone flooring, this expansive space is flooded with natural light from two sets of aluminium bi-folding doors, complete with remote-controlled blinds, opening onto the garden. The living area is enhanced by a bespoke media wall with fitted cabinetry, surround sound speakers, and mood lighting. The kitchen has been fitted with a contemporary range of handleless wall and base units, complemented by sleek worksurfaces and an impressive island with seating for 6 people. Premium appliances include a "Neff" induction hob with downward draft extractor, eye-level "Neff" oven/grill, micro-oven with plate warmer, fridge, freezer, dishwasher, recycling station, bespoke built-in multi use drinks station, and a matte sink with "Quooker" instant hot water tap and waste disposal. The utility room continues the contemporary design, fitted with coordinating units and worksurfaces, a second sink with drainer, and an integrated dishwasher. Eye-level space is provided for a freestanding washing machine and tumble dryer, with a side window adding natural light. A door from the utility leads directly into the double garage, ensuring convenience.

The first-floor landing is a striking feature in itself, with a floor-to-ceiling window flooding the space with natural light. All rooms lead off from here, including a useful storage cupboard, while the staircase continues to the second floor. Bedroom One is a spacious principal suite, enhanced by a dramatic floor-to-ceiling front window and a walk-in dressing room. A fitted projector with pull-down screen provides the option of a home cinema experience. The luxury en-suite boasts a four-piece suite comprising a bathtub with mixer taps, double walk-in shower, WC, and vanity unit with wash hand basin. Finished with porcelain tiling, LED mirror, chrome radiator, and dual front windows, it offers both style and comfort. Bedroom Two is another generous double, complete with a walk-through dressing room, carpeted flooring, and Velux window with electric blinds. Its en-suite features a three-piece suite with double walk-in shower, WC, and vanity unit, fully tiled with chrome radiator, LED mirror, and side window. Bedroom Three benefits from built-in wardrobes with a recess for a television, carpeted flooring, and a side window, while Bedroom Four is substantially sized, offering flexibility to be divided into two bedrooms or used as a first-floor living room. With windows to three aspects and wonderful sea views to the front, it is a truly versatile space. The family bathroom is designed with provisions for a four-piece suite.

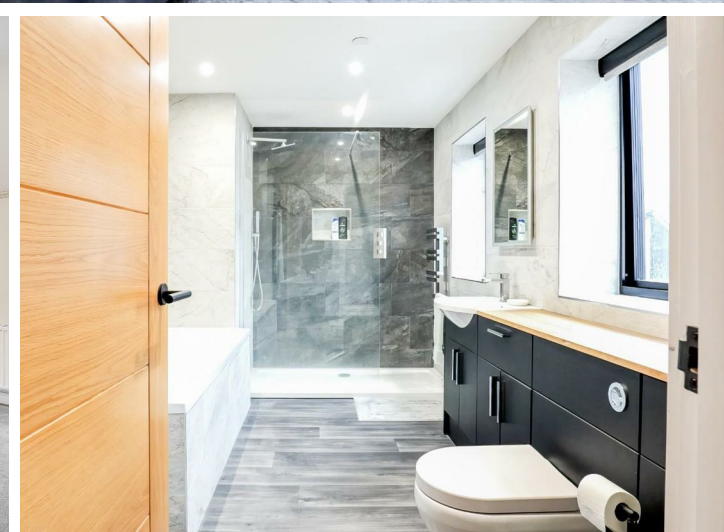
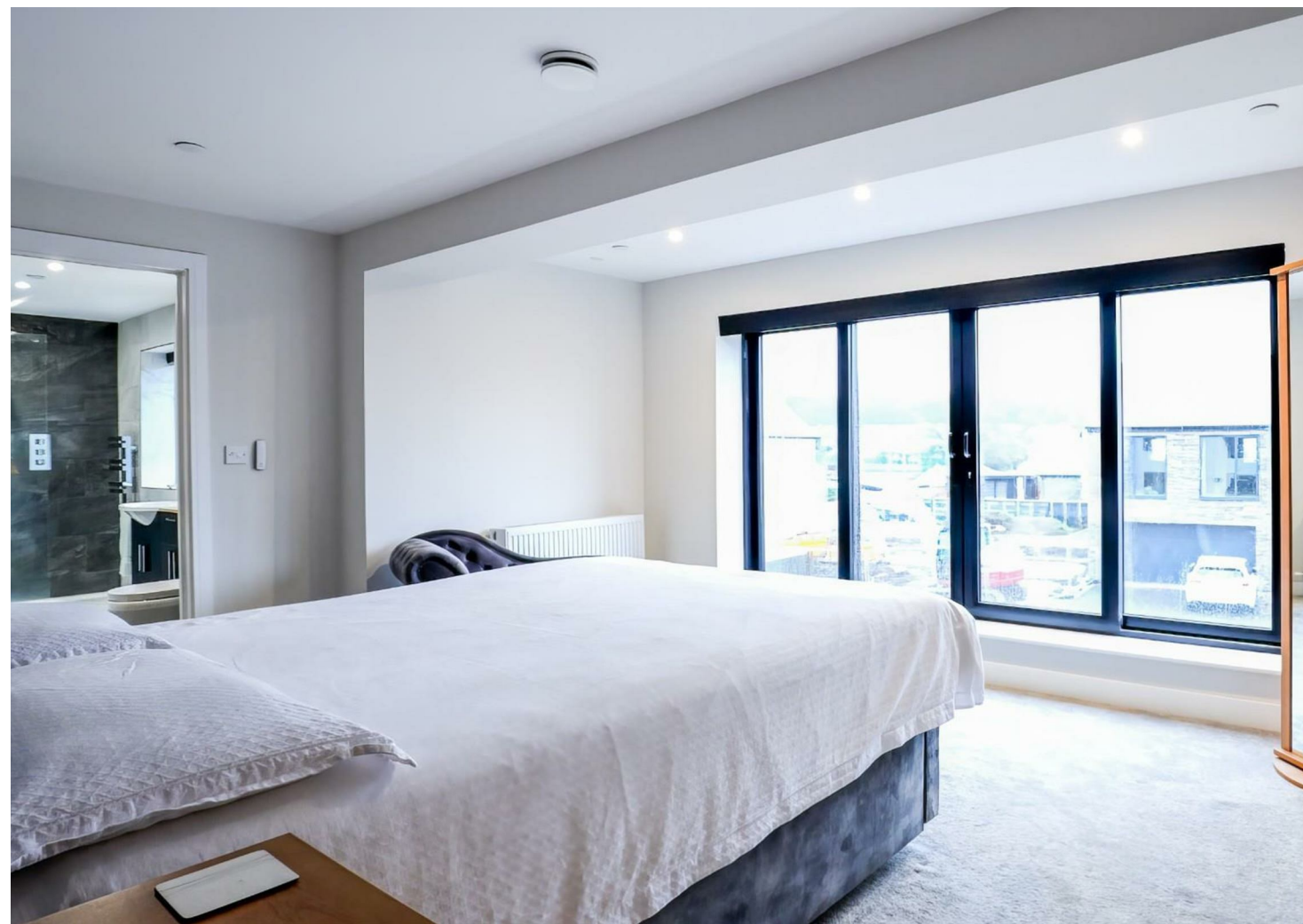
The second-floor landing includes a built-in storage cupboard and leads to two further generous double bedrooms. A modern shower room completes the accommodation, fully tiled and fitted with a double walk-in shower, WC, and vanity unit with wash hand basin.

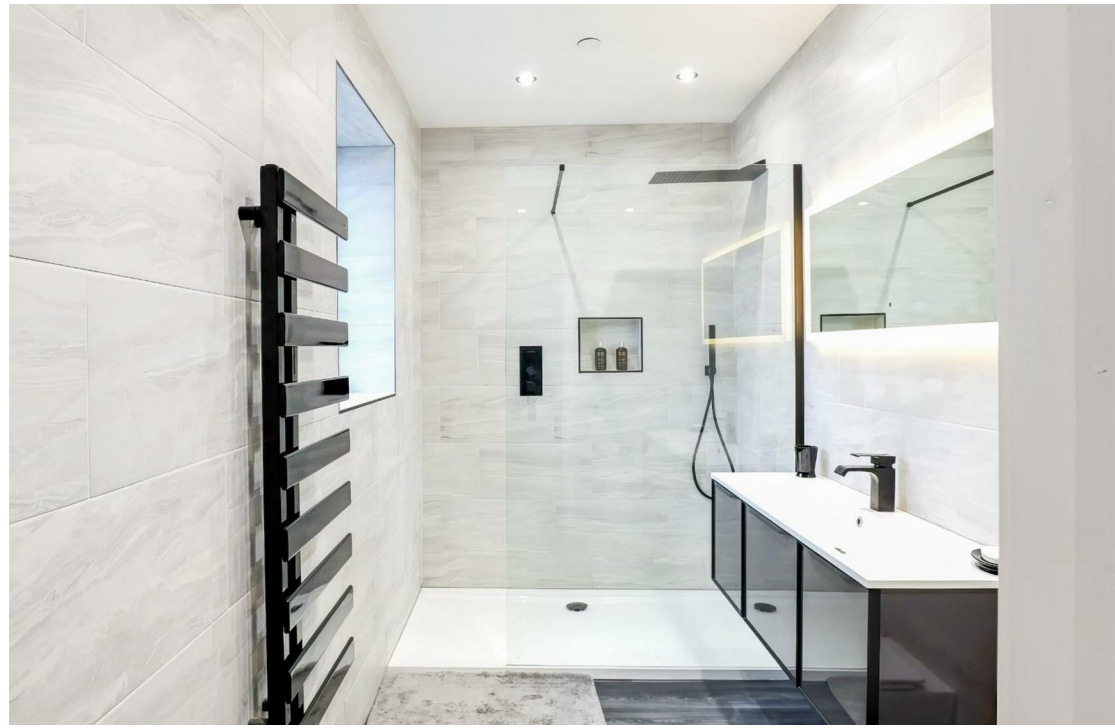
### GARDENS AND GROUNDS

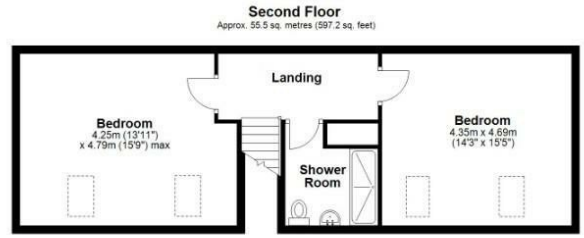
The property benefits from an integrated double garage with electrically operated door, while the private front driveway, laid with stone chippings, provides ample off-road parking for multiple vehicles. To the rear, a generously sized garden offers excellent outdoor space, perfect for family living and relaxation.

### ADDITIONAL INFORMATION

Freehold property. Mains water, electricity and drainage. Air source heat pump. Solar panels. EPC Rating "B". Council Tax band "H".







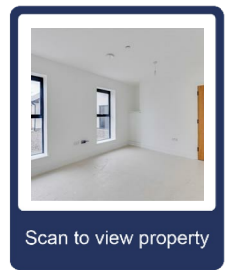
Total area: approx. 391.6 sq. metres (4215.3 sq. feet)



**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</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>		
Not energy efficient - higher running costs		

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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