



28, Philadelphia Road  
Porthcawl, CF36 3DP

Watts  
& Morgan







# 28, Philadelphia Road

Porthcawl CF36 3DP

**£349,950 Freehold**

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

An exceptional two-bedroom cottage located in the sought-after coastal town of Porthcawl, just a short stroll from the town centre and seafront. This charming home has been meticulously renovated to a high standard by the current owners and is offered to the market with no onward chain

Accommodation comprises; open plan lounge, dining and kitchen, utility area and ground for WC. First floor bedroom one with a 4-piece en-suite bathroom, shower room and second double bedroom. Externally offering a private drive to the front with off road parking for 2 vehicles, front patio area and a low maintenance landscaped rear garden with rear lane access.

## Directions

\* Porthcawl - 1.0 Miles \* Bridgend - 5.4 Miles \* Cardiff - 28.0 Miles \* Swansea - 24.0 Miles \* J37 of the M4 - 4.0 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Upon entering the property, you are welcomed into a bright hallway which opens into the main living area. This inviting space features carpeted flooring, recessed spot lighting, and a front-facing window with fitted shutters. A striking open stone fireplace with a multi-fuel burning stove set on a slate hearth creates a charming focal point. The room offers ample space for both lounge and dining furniture, complemented by a useful built-in storage cupboard. An oak staircase with a contemporary glass balustrade leads to the first-floor landing.

The kitchen has been fitted with a stylish range of co-ordinating wall and base units, enhanced by complementary granite work surfaces and a breakfast bar with seating space. Integrated appliances include a four-ring gas hob with oven/grill and extractor fan, inset stainless steel sink, and dishwasher, with provision for a freestanding fridge and freezer. The kitchen is finished with tiled flooring and underfloor heating, and benefits from a skylight window, rear sash window, and patio doors opening directly onto the garden. A separate utility area provides space for a washing machine and tumble dryer, with access to the ground-floor WC.

The first-floor landing includes a built-in storage cupboard, with all rooms leading off. The principal bedroom is an impressive double, featuring carpeted flooring, vaulted ceilings with exposed beams, two front-facing windows with fitted shutters, and two Velux skylights. The luxurious en-suite comprises a four-piece suite with freestanding bathtub, corner shower enclosure, WC, and wash hand basin, finished with tiled flooring, underfloor heating, wall tiling, spotlighting, and a rear window. The second bedroom is also a generous double, with carpeted flooring, windows to the rear and side aspects, and an additional Velux skylight. The shower room is fitted with a modern three-piece suite including shower enclosure, WC, and wash hand basin, complemented by tiled flooring, wall tiling, spotlighting, and a ladder-style radiator.

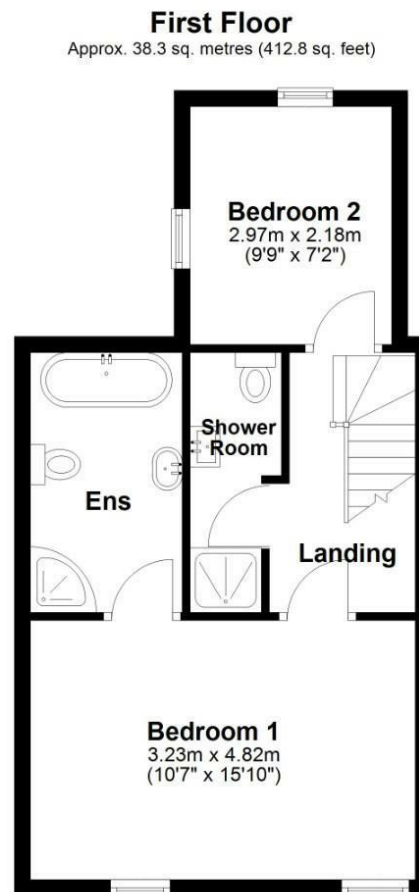
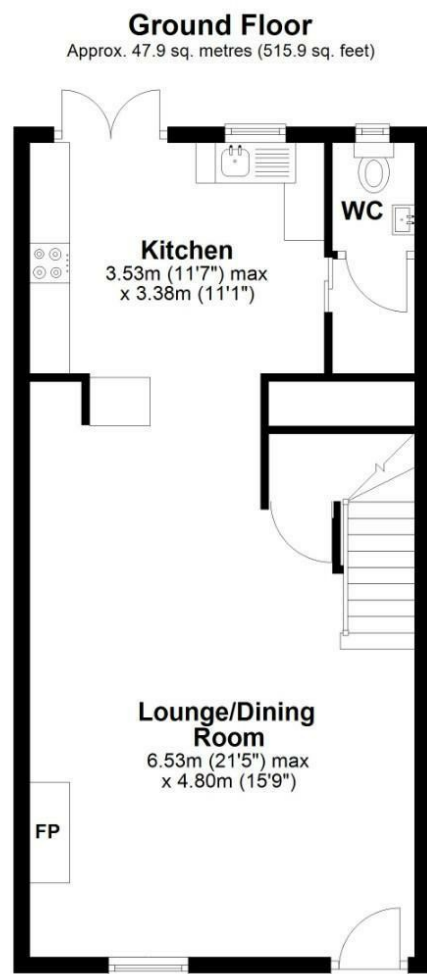
### GARDENS AND GROUNDS

No. 28 Philadelphia Road presents a rare opportunity to acquire a beautifully appointed cottage with exceptional outdoor space. Approached via a private front driveway accommodating two vehicles, the property immediately conveys a sense of convenience and refinement. A landscaped front patio offers the perfect setting for al fresco dining or relaxation. To the rear, a fully enclosed garden has been thoughtfully designed to balance elegance with practicality. Two distinct patio areas provide versatile spaces for entertaining, while the remainder is finished with decorative stone chippings for ease of maintenance. An outdoor shed and rear access gate further enhance functionality, ensuring the garden is as practical as it is inviting.

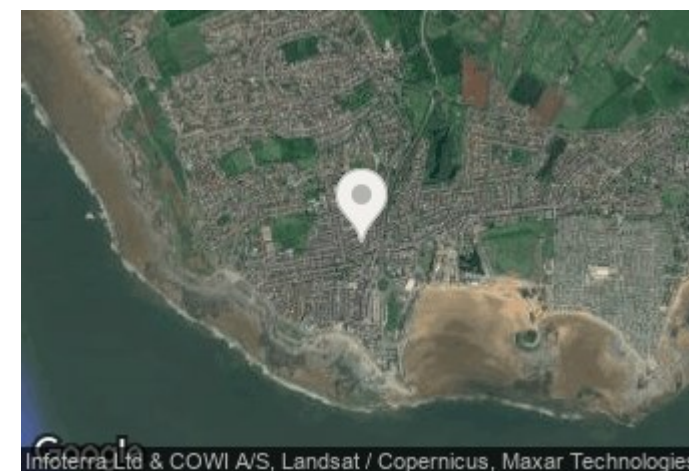
### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "D". Council tax band "D"

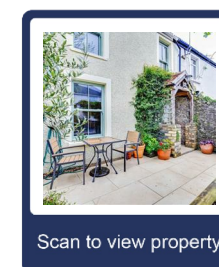




Total area: approx. 86.3 sq. metres (928.7 sq. feet)



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>		78
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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