



37, Sanderling Way  
Porthcawl, CF36 3TD

Watts  
& Morgan







# 37, Sanderling Way

Porthcawl CF36 3TD

**£899,950 Freehold**

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

This beautifully presented five-bedroom detached home is set within a highly sought-after development in Porthcawl, enjoying fantastic sea views. Perfectly positioned just a short stroll from Rest Bay beach, the Porthcawl seafront, and an array of shops, restaurants, and bars, the property offers both convenience and coastal lifestyle appeal. This generous accommodation spreads across three floors, the residence provides versatile living space: Ground Floor: Entrance Hall, lounge, study, WC, open-plan kitchen/dining/sitting room, utility, and conservatory. First Floor: Principal bedroom with dressing area and luxury four-piece en-suite, two further double bedrooms, and a stylish four-piece family bathroom. Second Floor: Two additional double bedrooms and a contemporary four-piece bathroom. Externally, the property benefits from a private driveway with ample off-road parking, a detached double garage, and a landscaped rear garden. Offered to the market with no onward chain.

## Directions

\* Porthcawl - 2.0 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

The property is entered through a contemporary composite front door into a welcoming entrance hallway, finished with solid wood flooring and a carpeted staircase rising to the first floor. A ground floor cloakroom is fitted with a modern two-piece suite comprising WC and wash hand basin, complemented by tiled flooring. The main living room is a generously proportioned reception space, featuring the continuation of wood flooring, a central gas fireplace with stone hearth and surround, and front-facing windows that flood the room with natural light. A separate dining room provides a second reception area, also with wood flooring and front aspect windows. To the rear, the open-plan kitchen/dining/sitting room forms the heart of the home. This expansive space is finished with tiled flooring and enjoys direct access into the conservatory. Offering ample room for both lounge and dining furniture, it is perfectly suited for modern family living. The kitchen has been beautifully appointed with a range of coordinating wall and base units, complemented by granite work surfaces and a central island with breakfast bar seating. Integrated appliances include a dishwasher, microwave, and stainless-steel extractor hood, with provision for a freestanding fridge/freezer and Range oven. The kitchen further benefits from dual sinks, rear aspect windows, and a useful understairs storage cupboard. The adjoining utility room continues the stylish design, fitted with wall and base units, work surfaces, and plumbing for appliances. A cupboard houses the gas boiler, while a side door provides external access. The conservatory is a superb addition, finished with tiled flooring and two sets of patio doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The first-floor landing is elegantly appointed with soft carpeted flooring, two built-in storage cupboards, and a front-facing window that fills the space with natural light. Bedroom Two is a well-proportioned double, featuring carpeted flooring, two sets of fitted wardrobes, and a rear aspect window. Bedroom Three is another spacious double, complete with carpeted flooring and a front-facing window that enjoys delightful sea views. Bedroom One is a superbly sized principal suite, enhanced by carpeted flooring, a front aspect window, two fitted wardrobes, and a dedicated dressing area. This room flows seamlessly into a luxurious en-suite bathroom, beautifully appointed with a freestanding bathtub, WC, vanity unit with wash hand basin, and a double walk-in shower enclosure. Finished with wall and floor tiling, rear aspect window, chrome radiator, and underfloor heating, the en-suite combines elegance with comfort. The family bathroom is equally impressive, fitted with a contemporary four-piece suite comprising a freestanding stone bathtub, double walk-in shower enclosure, WC, and vanity unit with wash hand basin. Fully tiled to the walls and flooring, with underfloor heating and a rear aspect window, it offers a spa-like retreat within the home.

The second-floor landing is elegantly finished with soft carpeted flooring and provides access to two further bedrooms. Bedroom Four is a well-appointed double, complete with a dedicated dressing area and front-facing windows that capture delightful sea views. Bedroom Five is another spacious double, featuring carpeted flooring and front aspect windows, offering versatility for family or guest accommodation. The second-floor bathroom is beautifully designed, fitted with a contemporary four-piece suite comprising a bathtub with mixer tap, WC, vanity unit with wash hand basin, and a walk-in shower enclosure. Fully tiled to both walls and flooring, with the added luxury of underfloor heating.

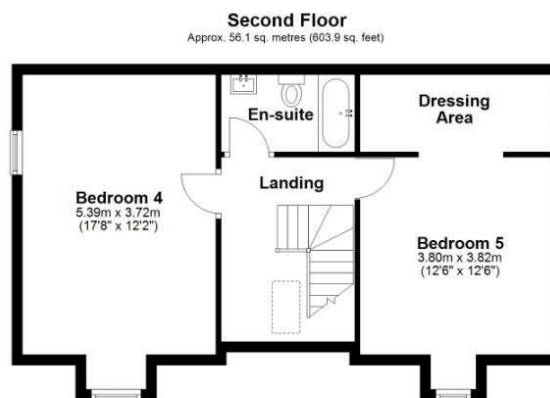
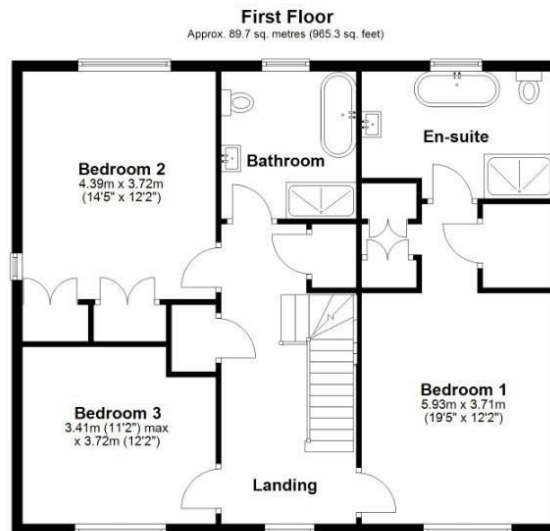
### GARDENS AND GROUNDS

Approached via Sanderling Way, No. 37 enjoys a desirable corner position with a private driveway providing ample off-road parking for multiple vehicles. The property further benefits from a detached double garage, complete with power supply and convenient side access door. To the rear, an attractive L-shaped garden offers a fully enclosed outdoor retreat. A spacious landscaped patio provides the perfect setting for garden furniture and entertaining, while the remainder is laid to lawn and complemented by colourful planting. Side access leads neatly around to the front, and a large storage shed adds practicality to this generous plot.

### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating: 'B/C'. Council Tax is Band 'I'.

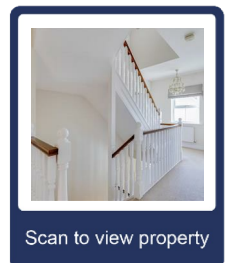




Total area: approx. 251.7 sq. metres (2709.3 sq. feet)



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>		
(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		
<b>England &amp; Wales</b>	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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