



13, Aldenham Road  
Porthcawl, CF36 5PG

Watts  
& Morgan



# 13, Aldenham Road

Porthcawl CF36 5PG

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**£499,950 Freehold**

5 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An impressive 5 bedroom property presented to a high standard situated in the village of Newton, Porthcawl. The property has undergone extensive renovations by the current owners and offers highly adaptable living accommodation on a generous landscaped plot. The property is located in a sought after position just a short walk from both Newton beach and Porthcawl sea front. This spacious accommodation comprises; entrance hallway, lounge, dining room, utility, shower room, kitchen/breakfast room. First floor, 3 double bedrooms, 1 single room and a 5-piece family bathroom. Second floor; principal bedroom. Externally offering a private driveway with off road parking for two vehicles, single garage and a generous landscaped garden.

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## 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

### SITUATION

Porthcawl offers numerous beaches including the Blue Flag Awarded 'Rest Bay'. Porthcawl Promenade with its many cafes, bars, & restaurants, harbour, and golf courses are all within easy reach. The town also has a number of well regarded public & private schools. The M4 (junction 37) is approximately 3 miles away and provides convenient travel to Cardiff and to other important commercial centres in the region. Cardiff (Wales) Airport with local, International and European flights is approximately 22 miles away. Cardiff lies some 30 miles to the east and includes the wide range of retail, commercial, leisure and recreational facilities that one would expect from a Capital City and has a main line rail connection to London in approximately 2 hours.

### ABOUT THE PROPERTY

Entered via uPVC front door into the welcoming hallway featuring wood block flooring and a staircase with runner leading up to the first-floor landing. There is bespoke under stairs storage and doors lead off to the ground floor reception rooms. To the front of the property is the generous dining room, a great-sized reception room with two windows to the front aspect fitted with shutters and a central feature fireplace. The dining room benefits from parquet wood block flooring. The living room features continuation of the parquet flooring and patio doors opening onto a rear courtyard. The living room also offers a central feature fireplace and ample space for furniture. The ground floor shower room has been recently fitted with a 3-piece modern suite comprising of a shower enclosure, WC and a wash hand basin. The shower room has tiling to the wall and floor and a window to the side. The utility room has been fitted with a range of coordinating base units with wood worksurfaces over and tiled splash backs. There is a window to the side, sink with drainer and recessed spot lighting. The utility has space and plumbing for two appliances and tiled flooring leading into the kitchen / breakfast room. The kitchen / breakfast room is a superb space with two large floors to ceiling picture windows to the rear a further window to the side and patio doors and feature exposed brick walls. The kitchen has been fitted with a range of coordinating wall and base units and complementary woodwork surfaces over. There is a central island with space for high stools. Integrated appliances to remain include a built-in pantry cupboard, integrated dishwasher and sink with drainer. There is space for a free-standing oven and a fridge/ freezer.

The first-floor landing benefits from a generous built in airing cupboard, there is a staircase leading to the second-floor landing. Bedroom two is spacious bedroom with carpeted flooring and windows to the front. Bedrooms three and four are both generous double bedrooms with carpeted flooring, built in storage and windows to the rear. The fifth bedroom is an ideal home office with carpeted flooring and a window to the front. The bathroom has been fitted with a luxurious 5-piece suite comprising of a bathtub with mixer taps, double walk-in shower enclosure, WC and dual wash hand basins set within vanity units. The bathroom benefits from tiled flooring, tiling to the wall, spotlighting and a window to the front.

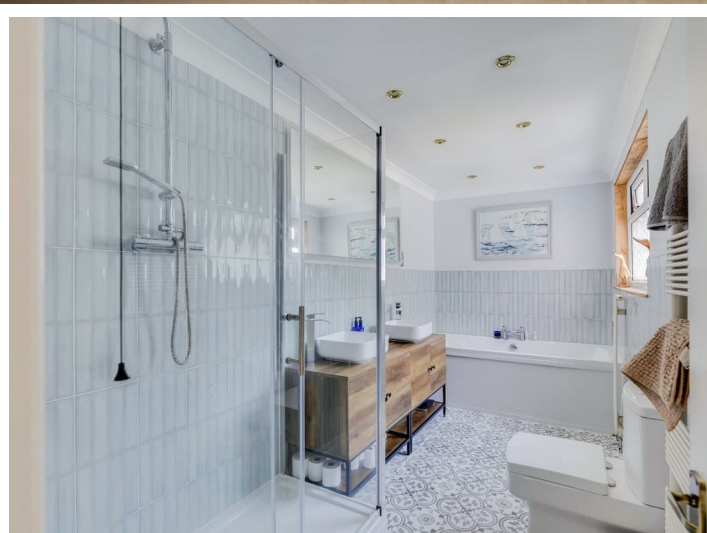
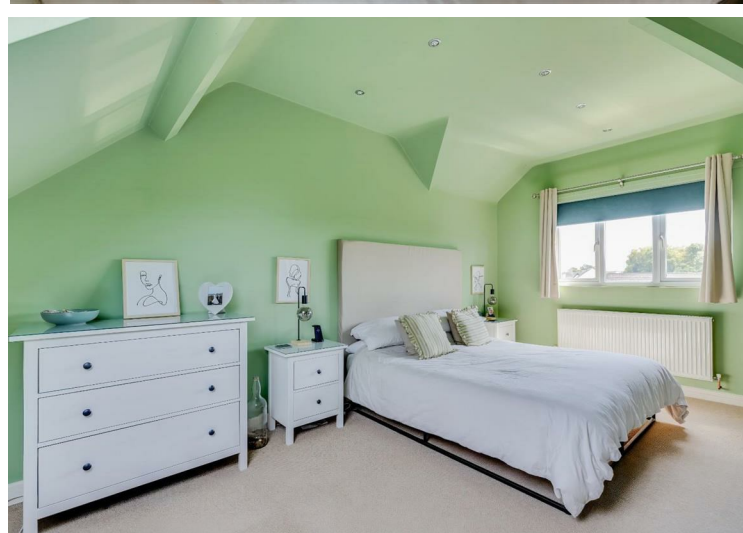
The second floor landing leads into the principal bedroom which is a spacious main bedroom with carpeted flooring, spotlighting and dual aspect windows to both front and rear aspects.

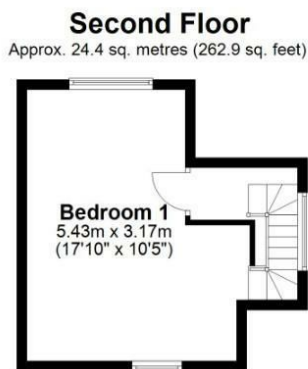
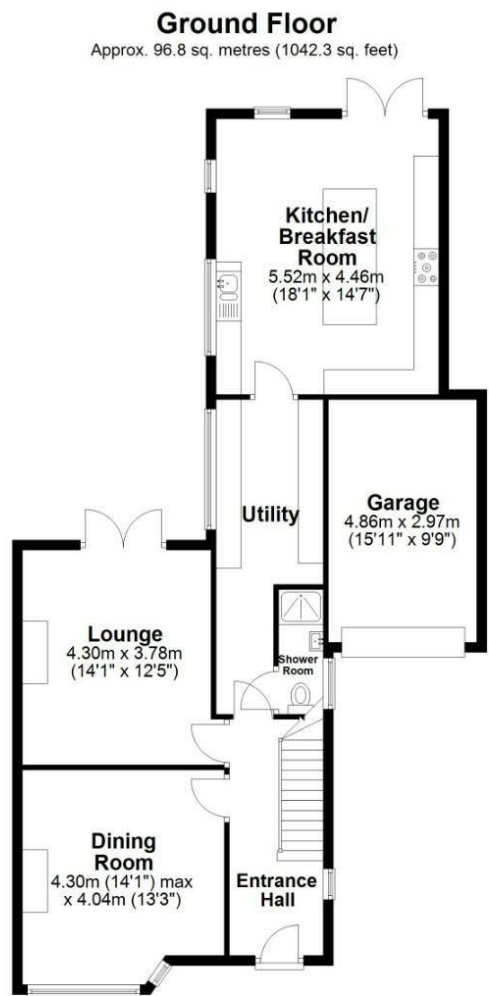
### GARDENS AND GROUNDS

Approached off Aldenham Road No.13 benefits from a private driveway to the side with off road parking in front of the single integral garage. The frontage is landscaped with stone chippings and a paved path to the front door. To the rear of the property is a generous enclosed garden. The garden has been beautifully landscaped with a spacious patio area and raised decked area perfect for outdoor furniture whilst the remainder is laid to lawn with raised borders offering an abundance of flowers and shrubs. There is a further patio area to the rear benefitting from a private aspect with a timber framed pergola, green house, storage shed with power and vegetable planters.

### ADDITIONAL INFORMATION

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

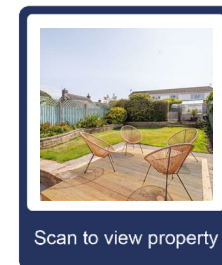




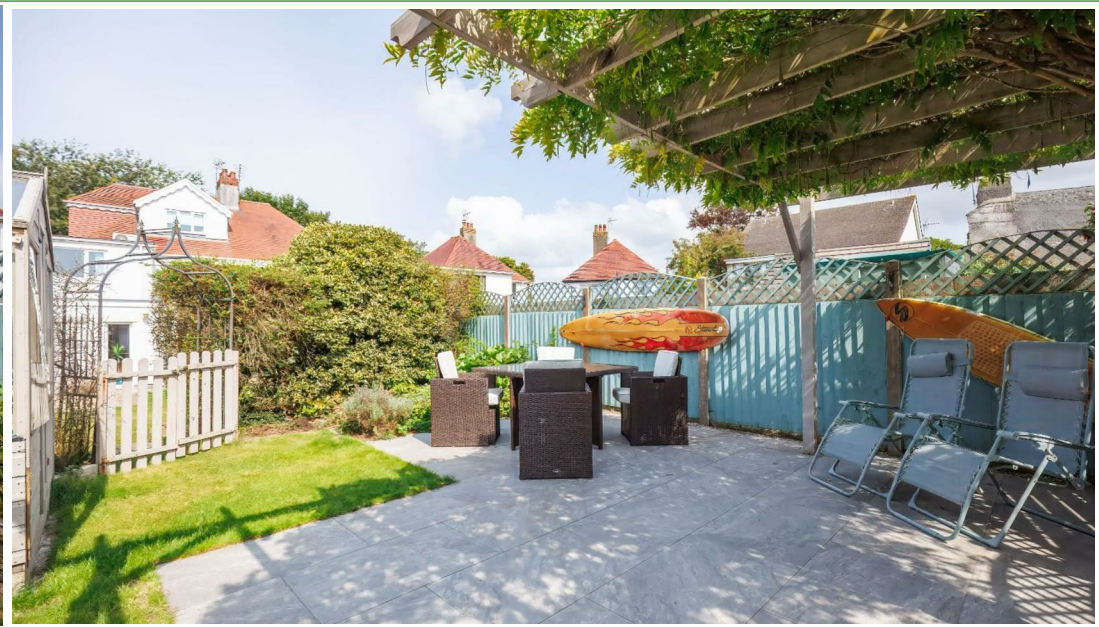
Total area: approx. 192.7 sq. metres (2074.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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