



14 Birch Walk
Porthcawl | Vale Of Glamorgan | CF36 5AN

FINE & COUNTRY



Step inside

14 Birch Walk is located in Newton, a charming village within the seaside town of Porthcawl in South Wales. Newton is known for its picturesque setting, combining the tranquility of village life with the convenience of proximity to local amenities and natural attractions. The property is situated on a quiet, residential street, offering a peaceful environment ideal for family living.

Newton is just a short walk from the beautiful Newton Beach, where you can enjoy coastal walks, sea views, and various outdoor activities. The area is also home to a historic village green, a local church, and two popular pubs, providing a sense of community and tradition.

For families, the location is particularly appealing due to its proximity to well-regarded schools, including St Clare's School, which is known for its excellent educational standards. Additionally, 14 Birch Walk benefits from good transport links, with easy access to the M4 motorway, local bus routes, and nearby train stations, making it convenient for commuting to larger towns and cities.

As you approach the property, you'll be greeted by a spacious driveway with ample parking for approximately four vehicles. A standout feature of this home is the versatile annexe, currently utilised as a large home office. This additional space includes a toilet and shower room, providing flexibility for various uses- whether as an Airbnb rental, a private retreat for a teenager, a solution for multi-generational living, or simply a well-appointed home office capable of accommodating up to four people.

Upon entering the home, you step into a welcoming entrance porch, ideal for storing coats and shoes. This leads to a spacious hallway with a staircase and access to the main living areas. The ground floor boasts two generous sitting rooms, one of which flows seamlessly into a dining area, creating a perfect space for family gatherings. The dining room opens through double glass doors into a large, bright, and airy kitchen/breakfast room and a conservatory, making the downstairs area wonderfully open and connected.

Upstairs, the first floor comprises four well-proportioned bedrooms, including a principal bedroom with an en suite, as well as a family bathroom.









Step outside

The rear garden, bathed in sunlight throughout the day due to its south-western orientation, provides a fantastic outdoor space. It features a lush lawn, a spacious patio, additional seating areas to the side, and a charming oak tree that adds character to the setting. The property also offers excellent potential for a rear extension, making it an ideal home for a growing family.

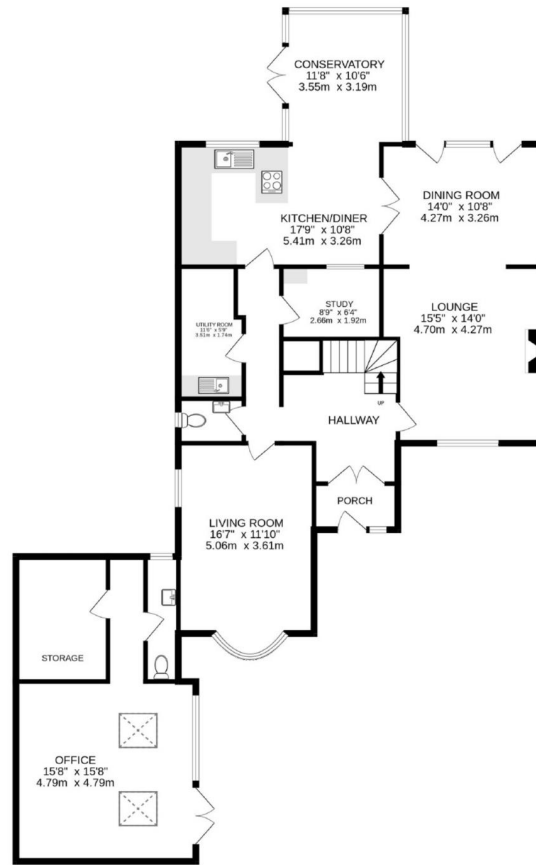
This home truly presents a unique opportunity to enjoy versatile living in a peaceful yet conveniently located neighbourhood.

DIRECTIONS

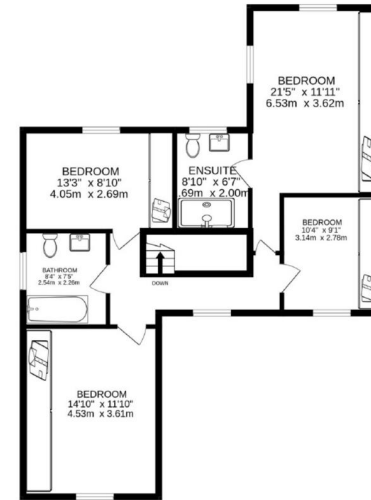
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GROUND FLOOR
1608 sq. ft. (149.4 sq.m.) approx.



1ST FLOOR
789 sq. ft. (73.3 sq.m.) approx.

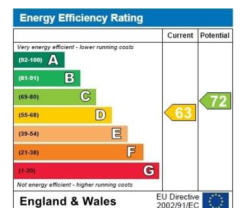


TOTAL FLOOR AREA : 2398 sq.ft. (222.8 sq.m.) approx.

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Postcode: CF36 5AN | Tenure: Freehold | Tax Band: G | Authority: Bridgend | Heating: Gas | Drainage: Mains | Internet availability*:

*Internet speed according to the BT Availability Service using the postcode and landline
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