



14, Beach Road  
Porthcawl, CF36 5NH

Watts  
& Morgan







# 14, Beach Road

Porthcawl CF36 5NH

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**£550,000 Freehold**

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

A wonderful opportunity to acquire this 5 bedroom semi-detached property situated in a sought-after location just a stone throw away from Newton Beach. Within walking distance of public houses, local shops, village church and also close proximity to Porthcawl Town Centre itself. Great commuter access via Bridgend Town Centre and Junction 35 of the M4. This well presented property offers flexible living accommodation and is being sold with no onward chain. Accommodation comprises; entrance hallway, ground-floor shower room, generous sized living room, dining room/sitting room, kitchen/breakfast room and utility. First floor; main bedroom with en-suite shower room, 2 further double bedrooms and a family bathroom. Second floor; 2 further double bedrooms. Externally the property benefits from a private driveway with off-road parking for multiple vehicles, single integral garage and south-facing well maintained garden. EPC Rating; 'D'.

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## Directions

\* Porthcawl - 1.5 Miles \* Bridgend - 5.5 Miles \* Cardiff - 29.0 Miles \* Swansea - 21.5 Miles \* J35 of the M4 Motorway - 4.4 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a PVC double-glazed door into an entrance hallway with ceramic tiled flooring, a PVC double-glazed window to the side and an archway opening out into the welcoming hallway. The hallway offers continuation of ceramic tiled flooring, coving to the ceiling and useful under-stairs storage cupboard. The ground-floor shower room is fitted with a 3-piece suite comprising of a low level WC, wall-mounted wash hand basin and a shower enclosure. Also offers ceramic tiled flooring, fully tiled walls, extractor fan, spotlighting, window to the side and a heated towel rail. To the front of the property is the main living room, a wonderful size reception room with two sets of double-glazed windows to the front, one bay window, exposed wooden floorboards and an original feature cast iron fireplace with a gas live flame. The dining room offers ceramic tiled flooring, PVC double-glazed window to the side and leading around to the kitchen/breakfast room. The kitchen/breakfast room has been fitted with a range of shaker style coordinating wall and base units and complementary solid wood work surfaces over. Integral appliances to remain include; fridge/freezer, double eye-level oven and grill, 4-ring gas hob with extractor fan and dishwasher. Offering a one and a quarter bowl sink with mixer taps windows to the rear and sliding doors leading out onto an enclosed south-facing garden. The kitchen features ceramic tiled flooring with under-floor heating and recessed spotlighting. An integral door leads into the garage and a door into the utility area. The utility offers ceramic tiled flooring with space and plumbing provided for two appliances. The utility area has been fitted with wall and base units and a built-in storage cupboard.

The first floor landing offers carpeted flooring and windows to the side. Bedroom one is a wonderful sized main bedroom with angled bay windows to the front, carpeted flooring, two sets of built-in wardrobes and leads into an en-suite shower room. The en-suite has been fitted with a 3-piece suite comprising of a double walk-in shower enclosure, WC and wash hand basin. Features fully tiled walls, tiled flooring and a window to the front.

To the first floor are two further double bedrooms and a family bathroom. The family bathroom has been fitted with a 3-piece suite comprising of a panelled bath with over-head shower fitted, WC and wash hand basin. Offering fully tiled walls, tiled flooring and a window to the side.

Off the first floor landing is a staircase leading up to the second floor. The second floor landing offers carpeted flooring and windows to the side with distant sea views.

Bedrooms four and five are located on the second floor. Bedroom four offers exposed wooden floorboards, fitted wardrobes with over-head storage and large PVC windows to the front with distant sea views of Newton Beach and Newton Green. Bedroom five is a double bedroom with carpeted flooring and windows to the rear.

### GARDENS AND GROUNDS

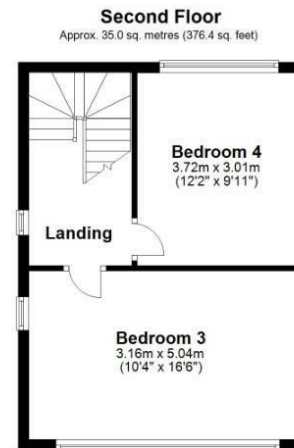
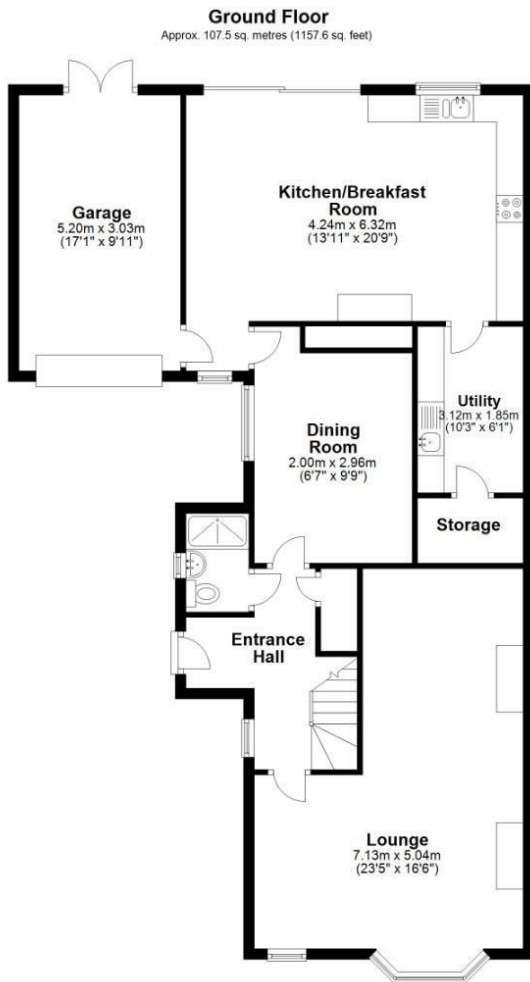
Approached off Beach Road, No. 14 benefits from a private tarmac driveway enclosed via iron gates with off-road parking for multiple vehicles leading down to the single integral garage with power supply. The garage offers an up and over door, power supply, lighting and houses the wall-mounted gas combi boiler. PVC French doors open out to the rear garden. To the rear of the property is a well maintained south-facing garden backing onto woodland behind, a large section laid with patio slabs – perfect for outdoor furniture. Whilst the remainder is laid to lawn with mature shrub borders.

### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'D'. Council Tax; Band F.





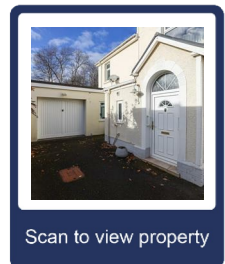


Total area: approx. 193.9 sq. metres (2087.4 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



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>		<b>77</b>
(55-68) <b>D</b>	<b>59</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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