



6, Long Acre Court  
Porthcawl, CF36 3TJ

Watts  
& Morgan



# 6 Long Acre Court

Nottage, Porthcawl CF36 3TJ

**£775,000 Freehold**

**4 Bedrooms | 2 Bathrooms | 5 Reception Rooms**

A rare opportunity to acquire this substantial detached home in a sought after location in the village of Nottage, Porthcawl. Situated in a desirable position with outstanding views over the Royal Porthcawl Golf Club, Rest Bay, the coastline and Kenfig national nature reserve in the distance. A highly adaptable accommodation with further scope for development. Located with great access to Rest Bay beach, Porthcawl Town Centre, local village shops, amenities and reputable schools. Porthcawl offers great commuter access via Junction 37 of the M4 Motorway. Accommodation comprises; porch, entrance hallway, spacious living room, sitting room, dining room, kitchen/breakfast room, utility area, study and WC/cloakroom. First floor; main bedroom with walk-in dressing room and a 4-piece en-suite leading out to a balcony with beautiful views, 2 further double bedrooms with access to the balcony with beautiful views over the Bristol Channel, Swansea Bay, Gower Peninsular and Margam Hills. There is a fourth double bedroom and a 3-piece family bathroom. Externally the property benefits from private block paved driveway with off road parking for multiple vehicles to the front, a single garage and a landscaped private garden backing onto farmland with beautiful sea views. Being sold with no onward chain. EPC Rating; 'D'

## Directions

\* Porthcawl Town Centre - 2.0 Miles \* Bridgend Town Centre - 7.0 Miles \* Cardiff City Centre - 28.0 Miles \* M4 (J37) - 4.0 Miles

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## Summary of Accommodation

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### 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. Bridgend Town is located 7.0 miles away with a local railway station with regular trains to Cardiff and London. 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 a partly glazed PVC door leading into a spacious porchway with wood flooring, windows to both the front and side leading into the hallway. The hallway offers a staircase rising to the first floor landing. The ground floor cloakroom has been fitted with a 2-piece suite fitted with a separate WC and wash hand basin and tiled flooring.

To the front of the property is the sitting room, a great sized reception room with carpeted flooring, windows to the front and a wall-mounted electric fireplace.

The lounge is an exceptionally spacious reception room which enjoys a central feature Inglenook exposed brick fire place and offers carpeted flooring, sliding doors out to the side decked area and a second set of patio doors opening out onto the garden.

The dining room is a good sized second reception room with vaulted ceiling, exposed beams and windows to the side and rear both offering beautiful views.

The kitchen/breakfast room has been comprehensively fitted with bespoke range of oak base and wall units with granite work surfaces over. Benefitting from partly tiled walls, ceramic tiled flooring and windows overlooking the garden. Appliances to remain include; 5-ring stainless steel gas hob, steel splashback, extractor fan, two built in ovens and one built in microwave. There is an integral dishwasher and under-counter fridge. Space is provided for a freestanding American style fridge/freezer. A door provides access to the utility cupboard with plumbing and space provided for two appliances. The breakfast area has ample space for freestanding dining table, slate tiled flooring, double doors leading out to the side garden and an internal door providing access into the garage.

The garage has power and water supply connected, manual door and houses the gas boiler.

The study offers fitted carpets, spot lighting and an internal window overlooking the front porch.

The first floor landing offers carpeted flooring and a large built-in airing cupboard with shelving.

Bedroom one is a wonderful principal bedroom with carpeted flooring, spotlighting in the alcove and sliding doors leading out onto a spacious balcony. The balcony benefits from timber decked flooring and enjoys lovely sea and mountain views.

Bedroom one has dual aspect with views to both the rear and side. Bedroom one benefits from an en-suite bathroom fitted with a 4-piece suite comprising of a corner shower cubicle with spa shower fitted, a freestanding double ended bathtub, WC and wash hand basin. Features laminate flooring, windows to the rear and recessed spotlighting.

The dressing room has been fitted with laminate flooring, wall to wall fitted wardrobes and a window to the rear. There is a hidden access behind one of the wardrobes into eaves storage.

Bedroom two is a great sized second bedroom with carpeted flooring, windows to the front and a fully glazed door leading out onto the side balcony.

Bedroom three is a further double bedroom with carpeted flooring and windows to the front.

Bedroom four is a great sized room with wooden flooring, windows to the side and a door leading out onto the side balcony.

The family bathroom has been fitted with a 3-piece suite comprising of a corner bathtub with over-head shower fitted, WC and wash hand basin. With laminate flooring, partly tiled walls and a window to the side.





#### GARDENS AND GROUNDS

Number 6 is situated in the corner of Long Acre Court, a quiet cul-de-sac. To the front of the property is a private block paved driveway with off-road parking for up to 5 vehicles leading to the single garage. There is a side gate providing access around to the rear garden.

To the rear of the property is a beautifully landscaped enclosed garden predominantly laid to lawn with a section laid with paved patio slabs leading to a raised patio area with an outdoor water feature and undisturbed sea views of Rest Bay beach and beyond. There is a range of raised borders with mature shrubs and flowers. There is a shed, greenhouse and a storage area. There is gated access out to the front driveway.

#### ADDITIONAL INFORMATION

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



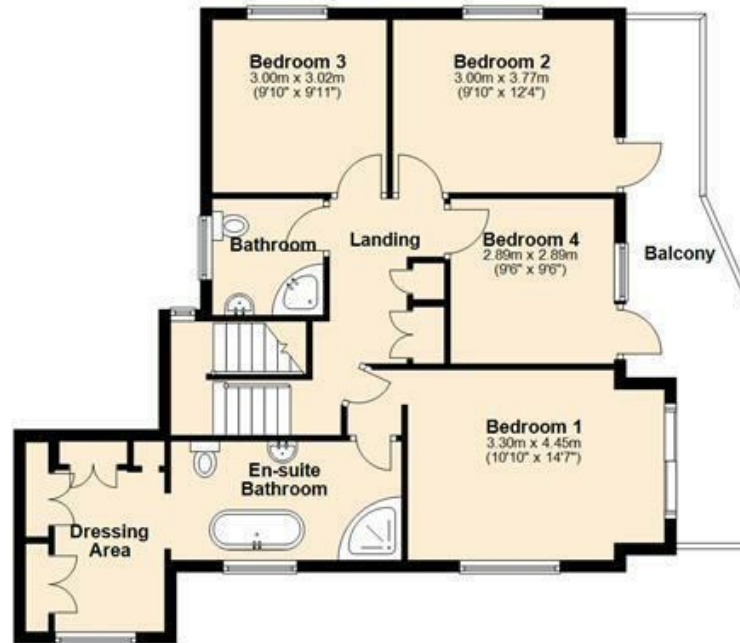
**Ground Floor**

Approx. 156.8 sq. metres (1687.5 sq. feet)



**First Floor**

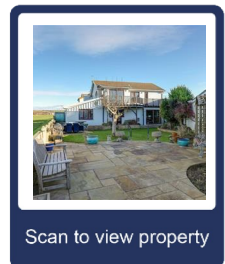
Approx. 78.9 sq. metres (849.3 sq. feet)



Total area: approx. 235.7 sq. metres (2536.8 sq. feet)

All measurements are approximate and for display purposes only.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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