



105, West Road  
Porthcawl, CF36 3RY

Watts  
& Morgan



105, West Road

Nottage, Porthcawl CF36 3RY

£895,000 Freehold

5 Bedrooms | 2 Bathrooms | 3 Reception Rooms

New to the market an individually designed, five-bedroom detached property occupying a generous corner plot. Located on the prestigious West Road, just a short walk away from Rest Bay. Situated in the popular Nottage Village on the outskirts of Porthcawl. The property has been finished to an extremely high standard enjoying sea views to the front. Accommodation comprises of entrance hall, open plan kitchen / living room, separate lounge, dining room, utility, cloakroom / WC and a versatile home gym. First floor principal bedroom with floor to ceiling windows, dressing room and a superb en-suite, second bedroom with a private balcony, three further double bedrooms and a 4-piece bathroom. Externally the property sits behind electric gates with a spacious paved driveway, front garden with patio and lawn. Landscaped rear garden with patio area and a generous lawned area. EPC Rating "D"

### Directions

\* Bridgend - 7.8 miles \* Cardiff - 28.0 Miles \* Swansea - 21.0 Miles \* J37 of the M4 - 4.0 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via an aluminium framed front door into a spectacular hallway benefiting from porcelain tiled flooring with underfloor heating, recessed ceiling spotlights, a bespoke solid oak staircase with sensor lighting and a glass balustrade leading to the first-floor landing. The superb open plan kitchen/living/dining room is the focal point of the home and benefits from continuation of porcelain tiled flooring with underfloor heating and sliding doors opening out onto the rear garden. The kitchen showcases a range of high gloss wall and base units with complementary 'Quartz' work surfaces over. There is a breakfast bar attached with continuation of the Quartz surfaces and space for high stools. Integrated appliances to remain include two eyelevel oven / grills with a microwave and plate warmer. There is a full-length fridge and a fridge / freezer, induction hob, and dishwasher. The dining room is a wonderful light room with spotlighting, sliding doors and a feature picture window to the rear. The downstairs WC/ cloakroom has been fitted with a WC and wash hand basin with porcelain tiled walls and flooring leading into the utility. The utility has space and plumbing for multiple appliances and houses the 'Worcester' gas boiler. To the front of the property is the lounge with carpeted flooring, surround speakers and a built-in live flame fireplace. There are patio doors opening out to a sheltered patio area to the front. The third reception room currently utilised as a home gym is a spacious versatile room with sprung laminate flooring and patio doors opening to the front.

The first-floor landing benefits from fitted carpets and all doors lead off. The principal bedroom to the front of the property has a bespoke feature floor to ceiling window with wonderful sea views, the room leads into a dressing area with fitted wardrobes. The contemporary en-suite has been fitted with a 3-piece suite comprising: a large walk-in shower with a thermostatic rainfall shower over, a WC, and a wash-hand basin set within a granite vanity unit. The en-suite further benefits from porcelain tiled flooring, recessed ceiling spotlights and a window to the front. The second double bedroom has fitted carpets, built in wardrobes and double doors opening onto a private balcony with beautiful sea views. Serving the first floor are three further good-sized double bedrooms with fitted carpets, built in wardrobes and doors opening with a Juliette balcony overlooking the rear garden. The family bathroom has been fitted with a bespoke 4-piece suite comprising a freestanding double ended bathtub, double walk-in shower with glass screen, wash hand basin and a WC. The bathroom has porcelain tiled flooring, tiling to the walls, spotlighting and a window to the rear.

### GARDENS AND GROUNDS

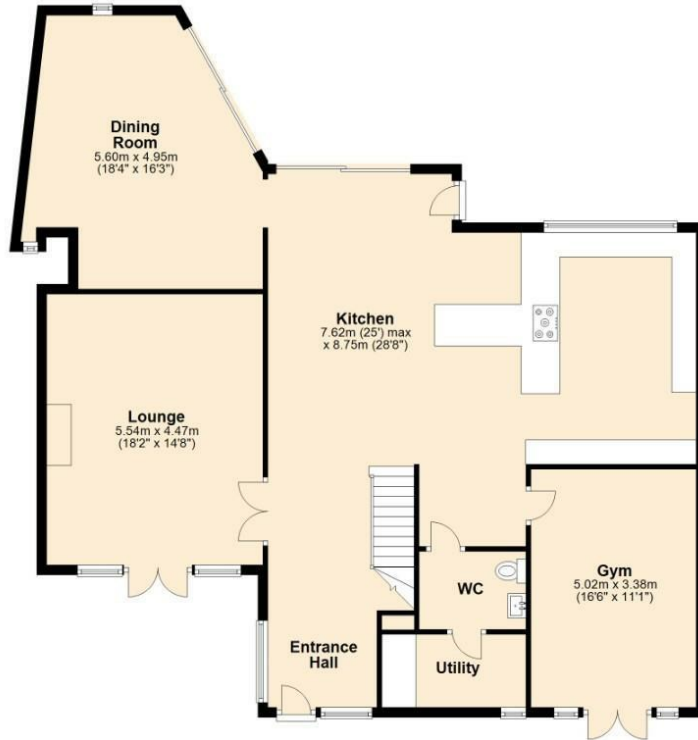
Set within an enviable corner plot, 105 West Road is approached off the road onto a private driveway through electric gates providing parking for several vehicles. The spacious plot enjoys beautifully landscaped front and rear gardens which are predominantly laid to lawn and enjoy a variety of mature shrubs and borders with aluminium fencing. There are both front and rear separate large patio areas which provide ample space for outdoor entertaining and dining.

### ADDITIONAL INFORMATION

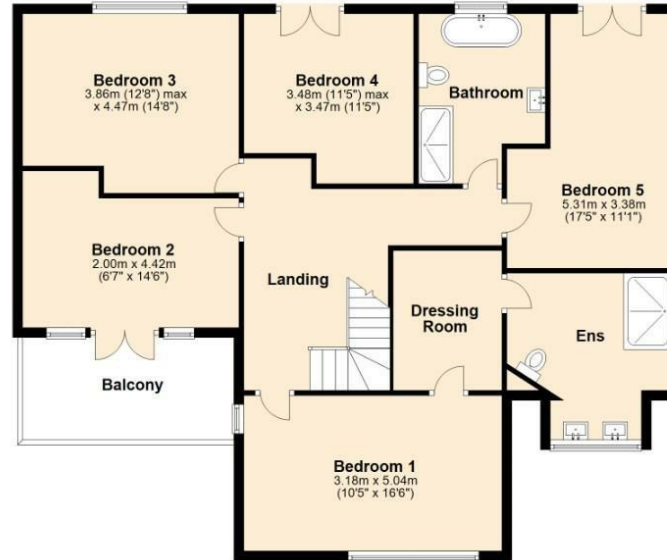
Freehold. All mains connected. EPC Rating "D". Council Tax band "G"



**Ground Floor**  
Approx. 139.2 sq. metres (1498.5 sq. feet)



**First Floor**  
Approx. 115.9 sq. metres (1247.1 sq. feet)

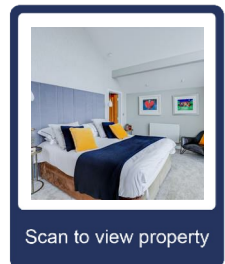


Total area: approx. 255.1 sq. metres (2745.6 sq. feet)

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>                            |  |                         |           |
| (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 |  |                         |           |
|   |  | 67                      | 77        |
| <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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