



47, South Road
Porthcawl, CF36 3DG

Watts
& Morgan



47, South Road

Porthcawl CF36 3DG

£750,000 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

An impressive 5 double bedroom semi-detached property situated in a popular location in Porthcawl. The property has undergone extensive renovations to an extremely high standard by the current owner offering flexible and highly adaptable living accommodation. The property is being sold with no onward chain. Situated in a convenient location within walking distance of Porthcawl town centre, multiple beaches and reputable schools. With proximity to Junction 37 of the M4 Motorway. Accommodation comprises; entrance hall, lounge, open-plan kitchen/dining/living room with two sets of bi-folding doors, utility and WC/cloakroom. First floor; 2 spacious double bedrooms, further double bedroom or potential living room and a 4-piece family bathroom. Second floor; bedroom with en-suite shower room and master suite with luxurious 4-piece en-suite. Externally the property offers a driveway to the side with off-road parking for up to 3 vehicles and a low maintenance landscaped garden to the rear. EPC Rating; 'TBC'

Directions

* Bridgend - 6.5 Miles * Cardiff - 28.5 Miles * Swansea - 20.0 Miles * J37 of the M4 - 4.0 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a composite door into a spacious hallway with mosaic tiled flooring and oak staircase with glass balustrade leading up to the first floor.

The ground floor cloakroom/WC benefits from Herringbone flooring and a bespoke built-in seating area leading into the WC which has been fitted with a low level dual flush WC with hidden cistern and a bespoke tiled vanity unit with a wash hand basin. Window to the side. To the front of the property is the main living room. A generous size reception room with high ceilings, Herringbone flooring, sash windows over-looking the front and a central feature cast iron fireplace.

To the rear of the property is the wonderful open-plan kitchen/dining/living room with Herringbone flooring, spotlighting, vaulted ceiling and two sets of wall to wall opening aluminium bi-folds to the rear garden creating the perfect indoor/outdoor contrast. There is ample space for both freestanding dining and lounge furniture. The kitchen has been fitted with a range of shaker style wall and base units with marble work surfaces over. All appliances are integral to include; a 4-ring induction hob with oven, grill and extractor fan, fridge/freezer, built-in pantry cupboard with lighting, dishwasher, dual bowl inset sink and a further walk-in pantry/storage cupboard. The utility has been fitted with a range of shaker style wall and base units and complementary work surfaces over with a further sink. Space and plumbing is provided for a washing machine. The utility also houses the brand new gas boiler.

The first floor landing offers carpeted flooring and all doors lead off.

Bedroom five is the fifth bedroom with carpeted flooring, a walk-in wardrobe, spotlighting and two sets of windows looking over the rear garden.

Bedroom four is a great sized double bedroom with carpeted flooring and windows to the rear. Bedroom two is a superb sized room spanning the width of the property, could be used as further living room. Features carpeted flooring and two sets of sash windows to the front.

The family bathroom has been fitted with a bespoke 4-piece suite comprising of a freestanding bath tub with mixer tap, a walk-in shower with glass door and a vanity unit with a low level WC with hidden cistern and a wash hand basin. Further features include a sensor mirrored light, fully tiled walls and flooring and a window to the front.

An oak staircase with glass balustrade leads up to the second floor. The second floor landing offers carpeted flooring and doors leads off.

Bedroom three is accessed on the second floor. It is a superb sized bedroom with exposed beam ceilings, three sets of Velux windows and a further window looking over the rear. Leading into an en-suite shower room fitted with a 3-piece suite comprising of a shower enclosure, WC and a wash hand basin with fully tiled walls and flooring.

To the second floor is the master suite. A great sized main bedroom with exposed beam ceilings, windows over-looking the front and carpeted flooring leading into a luxurious en-suite bathroom with a generous walk in shower, freestanding bathtub, wash hand basin and WC. Features spotlighting, fully tiled walls and flooring and windows to the side.

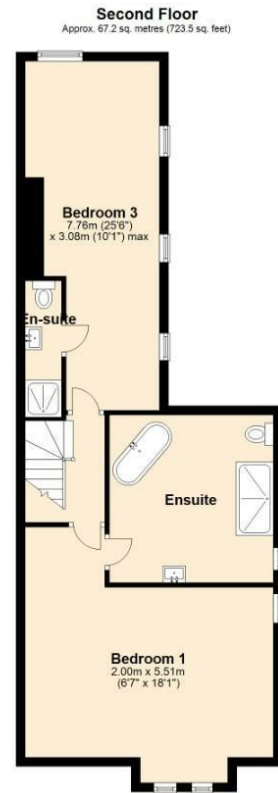
GARDENS AND GROUNDS

Approached off South Road, no. 47 benefits from a driveway to the side with off-road parking for 3 vehicles. To the rear of the property is a fully enclosed landscaped garden predominantly laid with artificial grass with a spacious patio area perfect for outdoor furniture. There is bespoke outdoor lighting, power and water supply. A timber gate provides access around to the front of the property.

ADDITIONAL INFORMATION

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

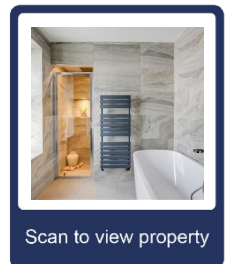




Total area: approx. 215.9 sq. metres (2323.9 sq. feet)
Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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