



13, The Retreat
Porthcawl, CF36 3RU

Watts
& Morgan



13, The Retreat

Nottage, Porthcawl CF36 3RU

£875,000 Freehold

6 Bedrooms | 5 Bathrooms | 3 Reception Rooms

We are pleased to present to the market this impressive six double bedroom individually designed property located in the sought after village location of Nottage in Porthcawl. Within walking distance are numerous beaches and Porthcawl Promenade offering many cafes, bars, & restaurants, harbour, and golf courses. The town also has a number of well regarded public & private schools
Accommodation briefly comprises of: Entrance hall, lounge, open plan kitchen/dining/living room, utility, wet room / WC, office. First floor: Main bedroom with ensuite bathroom, walk in wardrobe and dressing area, double bedroom with ensuite, two further double rooms, family bathroom, sitting room. Second floor: two double bedrooms, kitchenette, WC. Externally enjoying a private driveway with parking for multiple vehicles, double garage, large rear lawned garden with separate outdoor bar and BBQ area. EPC "B"

Directions

• Bridgend Town Centre 7.2 miles • Cardiff City Centre 25.1 miles • M4 (J37) 4.8 miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk



Summary of Accommodation

GROUND FLOOR

Entered via double contemporary composite doors with obscured glazing either side into the Entrance Hall. This large welcoming space provides access to the main reception rooms and a handcrafted solid oak staircase leads to the first floor. The lounge is spacious reception room laid with laminate flooring and offers both windows to the front and rear of the property. The open plan kitchen / Dining / Living room is the main focus of the home with three sets of patio doors all leading out on the rear garden and recessed spot lighting throughout, this light spacious area provides ample space for both dining and living furniture with an exposed wood burner set on a slate hearth. The kitchen has been comprehensively fitted with a range of shaker style wall and base units with complementary granite work surfaces and space has been provided for high stools as a breakfast bar. Appliances to remain include: Freestanding range master double oven and grill with 6 ring gas hob and extractor fan, integral microwave, dishwasher. To the front is a well-proportioned Study, ideal for those who require a separate work space at home with a courtesy door providing separate access out on the garden. The utility has been fitted with a range of shaker style wall and base units providing ample storage with space and plumbing provided for multiple appliances, laminate work surfaces and a sink. The utility provides internal access into the double garage and a further courtesy door providing access out on the front driveway. The downstairs shower room has been fitted with fully tiled walls and flooring with a wall mounted shower head, WC and wash hand basin, also features a window to the front.

FIRST FLOOR

The first floor galleried landing offers carpeted flooring and leads around to the snug area with raised ceiling's and exposed beams providing ample space for living furniture and double patio doors leading out onto a Juliet balcony. The main bedroom is a generous sized room with double doors leading out onto another Juliette balcony. This main bedroom has a separate walk in dressing area with fitted wardrobes. The ensuite bathroom has been fitted with a four piece suite comprising of a jacuzzi bath tub, walk in corner shower cubicle with sliding doors, wall mounted WC, and jack and jill basins set with a vanity unit. Bedroom two is a further good sized double room with windows over looking the rear garden leading into an ensuite shower room fitted with a separate shower cubicle, WC and wash hand basin. Bedroom three is sizeable bedroom with two inbuilt wardrobes and windows to the front and rear. Bedroom four offers carpeted flooring and windows to the rear. The family bathroom has been fitted with a four piece suite comprising of a panelled bath with mixer tap and freehand shower, separate walk in shower cubicle, WC and wash hand basin also featuring triple windows to the rear.

SECOND FLOOR

Second floor landing offers carpeted flooring and a fitted kitchenette with work surfaces and a wash hand basin. Bedroom 5 and 6 are two further double bedrooms with velux sky light windows and both offering carpeted flooring. A separate WC has been fitted with a two piece white suite comprising of a WC and wash hand basin.

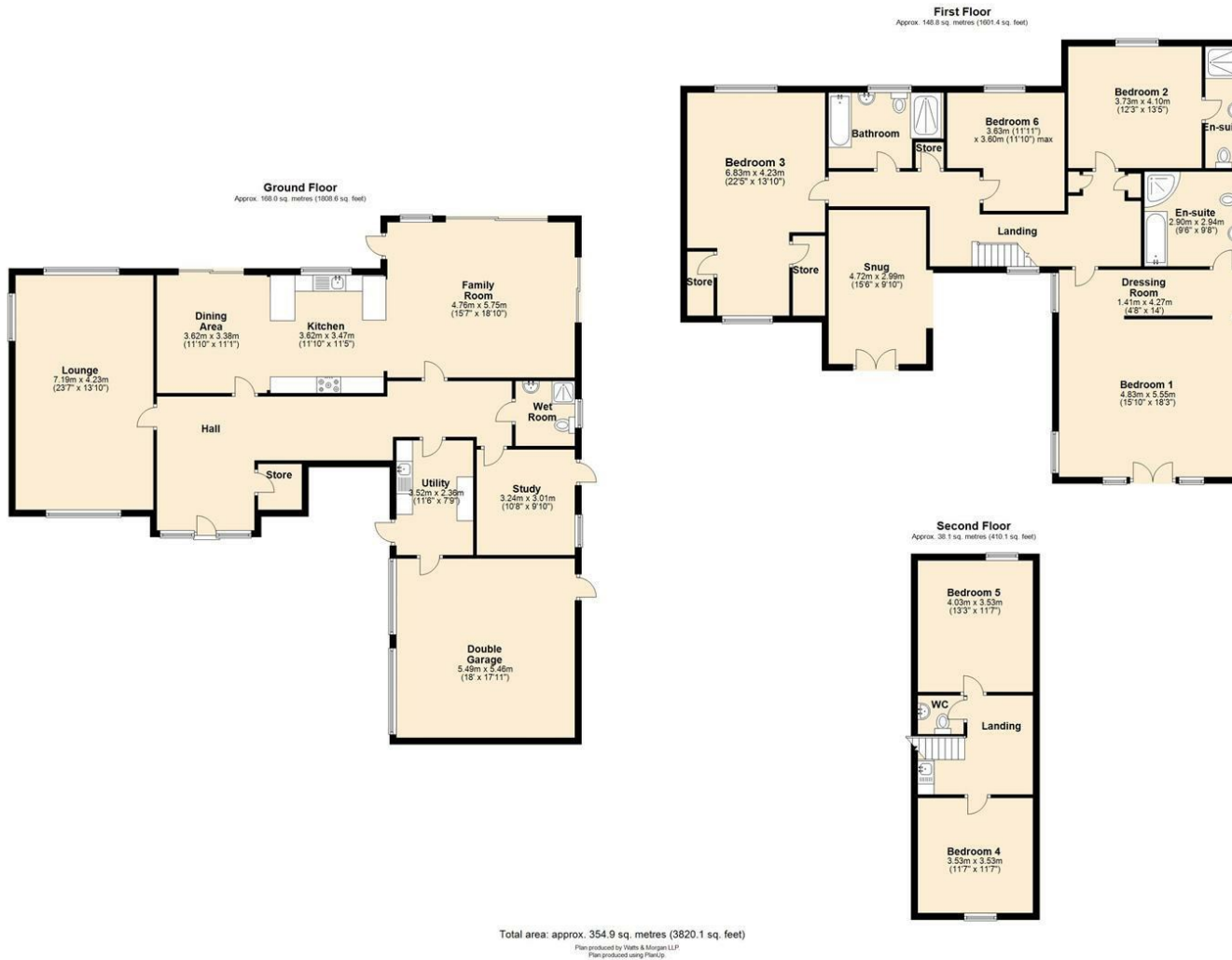
GARDENS AND GROUNDS

No. 13 is accessed off the quiet residence of the Retreat. To the front of the property is a spacious private paved driveway offering off road parking for multiple vehicles leading to the double garage fitted with electrically operated doors. The property benefits from a large wrap around garden with areas laid to lawn and large paved patio and covered decked areas providing ample space for entertaining and dining. The rear garden features a separate summer house fitted with an outdoor bar, a further storage shed, green house and a separate BBQ log with space for 10-15 people. The rear garden is surrounded by a range of tall trees and shrubs creating a privacy.

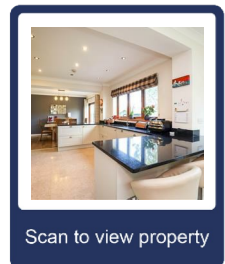
SERVICES AND TENURE

Freehold. All mains services connected.





| 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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on
  

**Watts
& Morgan**