



209, West Road
Porthcawl, CF36 3RT

Watts
& Morgan



209, West Road

Nottage, Porthcawl CF36 3RT

£1,550,000 Freehold

5 Bedrooms | 3 Bathrooms | 5 Reception Rooms

Presenting to the market an opportunity to acquire an exceptional five double bedroom property with five reception rooms. This substantial detached property is located in an enviable position on the prestigious West Road in Nottage and set within just over 1 acres of outstanding landscaped grounds.

A further smaller parcel of land currently partially an orchard could be available for rent by negotiation. Offering wonderful sea views to the front and beautiful rear views over farmland behind. The property offers highly adaptable living accommodation. Accommodation briefly comprises of; entrance hallway, lounge, sitting room, dining room, kitchen/ dining room, WC, utility, games room with a further WC and potential for conversion. First floor; principal bedroom with en-suite shower room, second bedroom with en-suite three further double bedrooms, study and a family bathroom. Second floor; loft room. Externally offering a substantial frontage with a spacious lawned garden, driveway for numerous vehicles, detached double garage, workshop/ studio. The property sits on just over an 1 acre of landscaped grounds. EPC Rating "C".

Directions

* Porthcawl sea front - 2.0 Miles * Bridgend - 7.0 Miles *
Cardiff - 28.0 Miles * J37 of the M4 - 3.5 Miles

Your local office: **Bridgend**

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Summary of Accommodation

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

Entrance through a composite front door into the welcoming hallway with parquet wood block flooring, a window to the front and a solid oak staircase rises to the first floor. The lounge located to the front of the property, is a light and spacious reception room with parquet wood flooring, exposed wood ceiling beams and a stone chimney breast with and double doors open out onto the rear garden. There is a large window over-looking the front garden. A doorway leads into the extended games room, a superb addition. This generous room has potential to be converted into further living accommodation with carpeted flooring, windows overlooking the front and patio doors opening out to the rear garden. There is access into a WC with space for a shower to be fitted. The WC has been fitted with a dual flush WC and a wash hand basin set within a vanity unit. Further offering fully tiled walls and flooring, ladder radiator, window to the rear and houses the 'Glow Worm' Gas boiler. To the rear is the fantastic sized sitting room with rubber wood flooring and sliding doors opening out to the rear garden with wonderful views. The dining room offers oak flooring with a wonderful, vaulted ceiling with exposed beams. There are sliding doors with a feature window overlooking the rear garden and double doors open into the kitchen area. To the heart of the home lies an impressive contemporary fitted kitchen/ breakfast room fitted with a range of coordinating high gloss wall and base units with complementary granite work surfaces over and a co-ordinating island with further storage. The kitchen offers granite splashbacks. Integrated appliances to remain include 4-ring induction hob with extractor hood over, two 'Neff' eye-level built-in hide and slide double ovens and an integrated dishwasher and a stainless-steel sink with drainer. There is space for a freestanding American style fridge/ freezer. The kitchen benefits from porcelain tiled flooring, windows overlooking the front and recessed spot lighting. There is a seating area with ample space for both a dining table and lounge seating. The utility room offers additional wall and base units with worksurfaces over, there is a further stainless-steel sink and drainer. The utility houses the Worcester gas boiler and benefits from tiled flooring, windows the side and a side door providing access to the garden. A 2-piece WC serves the ground floor with tiled flooring a WC and a wash hand basin set within a vanity unit. Further offers spotlighting, ladder radiator and a window to the side.

The first-floor landing offers oak flooring, window to the front and all doors lead off. There is access to the loft room with a pull-down ladder attached. The principal bedroom is a wonderful sized bedroom with sea views, carpeted flooring, windows to the front and leads into a luxurious en-suite shower room. The en-suite has been fitted with a double walk-in shower with glass screen, WC and two wash hand basins within a floating unit. Benefitting from tiling to the walls and flooring, ladder radiator spotlighting and a window to the rear. The second bedroom offers carpeted flooring and three Velux windows to the rear and a further window to the front. There is a wonderful walk in dressing room or wardrobe. The second en-suite has been fitted with a double walk-in shower with glass screen, wash hand basin and a WC. Further features include a Velux window to the rear, spotlighting, ladder radiator and fully tiled walls and flooring. Bedroom three is a generous third double bedroom with carpeted flooring and windows to the front with beautiful sea views. Bedroom four is a fourth double bedroom with carpeted flooring and windows to the rear. Bedroom five is a great sized fifth bedroom with exposed wood flooring and windows overlooking the rear. The study is a versatile room accessed off the first floor with carpeted flooring and a window to the side. The family bathroom is fitted with a 4-piece suite comprising of a bathtub, a corner shower enclosure, WC and a wash hand basin. With a ladder radiator, fully tiled walls and flooring, spotlighting and a window to the side.

The second-floor loft room offers a lot of potential with two Velux windows overlooking the rear with outstanding views of the grounds and beyond. There is also access to a large storage room.

GARDENS AND GROUNDS

No. 209 is approached off West Road. Double gates open out into a superb frontage with a landscaped lawned area enclosed via tall hedging with a spacious wraparound driveway with off-road parking for numerous vehicles. To the front is a detached double garage with power supply.

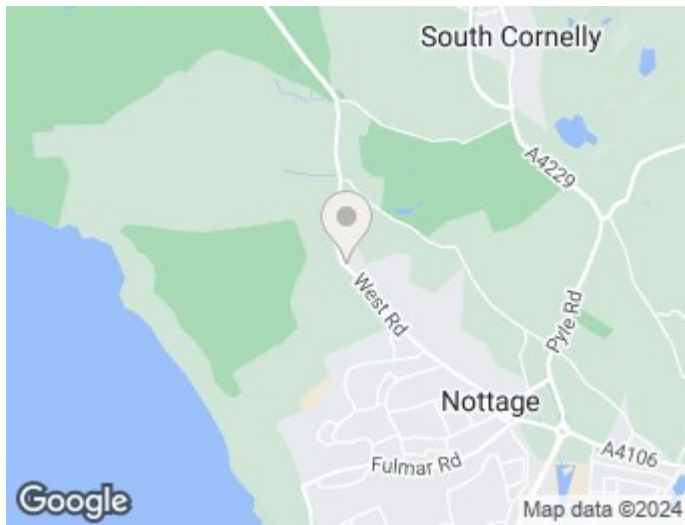
To the rear of the property a superb sized enclosed garden with a spacious block paved patio section; perfect for outdoor dining and entertaining. Whilst the remainder is laid to lawn with an abundance of mature shrubs and flowers stretching back onto farmland behind. This outstanding plot is just over 1 acre. Benefitting from a private aspect with beautiful countryside views to the rear over fields and sea views to the front. To the rear is a purpose built workshop/home studio with full power supply, windows to the front and side, single door to the side and double doors opening to the rear.

ADDITIONAL INFORMATION

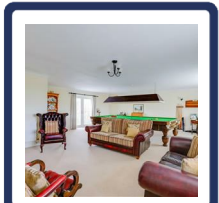
Freehold. All mains connected. EPC Rating; 'C'. Council Tax is Band H.

A further smaller parcel of land currently partially an orchard could be available for rent by negotiation .





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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	



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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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