



West Court House, 21, West Drive  
Porthcawl, CF36 3HS

Watts  
& Morgan



# West Court House, 21, West Drive

Porthcawl CF36 3HS

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**£1,500,000 Freehold**

4 Bedrooms | 4 Bathrooms | 4 Reception Rooms

An impressive four double bedroom detached property situated in a prime position on Porthcawl Sea Front with exceptional sea views and a wonderful indoor heated swimming pool. Being sold with no onward chain. The property is presented to a high standard offering highly adaptable and flexible living. Accommodation comprises of porch, grand entrance hallway, formal lounge, sitting room, sun room, kitchen/breakfast room, dining room, utility, two ground floor shower rooms and a indoor heated swimming pool with shower facilities. First floor landing, four generous double bedrooms two with exceptional sea views and a family bathroom. Externally the property benefits from landscaped grounds with two spacious block pavia driveways with off road gated parking for numerous vehicles and a inner courtyard.

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## Directions

Bridgend - 7.8 Miles Cardiff - 26.5 Miles J37 of the M4 - 4.5 Miles

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#### SITUATION

Porthcawl offers numerous beaches including the Blue Flag Awarded 'Rest Bay'. Porthcawl Promenade with it's 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 through double doors to the front of the property into the entrance porch with porcelain tiled flooring and a door leads into the grand hallway benefiting from carpeted flooring and a staircase leads up to the galleried landing. To the front of the property is the sitting room it is a wonderful light reception room with direct sea views to the front, carpeted flooring and bay windows to the front and a second set of windows to the side elevation. The downstairs shower room is fitted with a 3-piece suite comprising of a double walk-in shower enclosure with glass screen, WC and a wash-hand basin set within a marble vanity unit with porcelain tiled flooring, tiling to the walls and an extractor fan fitted.

The formal living room is a wonderful sized family room with carpeted flooring, central feature fireplace with marble hearth and surround and a bay window overlooking the front with beautiful undisturbed sea views. There is a window to the side aspect. Double doors open into the sunroom with ceramic tiled flooring, two sets of the windows to the side, patio doors opening out to the front and doors joining the pool room.

The open plan kitchen/breakfast room benefits from ceramic tiled flooring, two sets of windows to the side, ample space for freestanding dining table. The kitchen has been fitted with a range of bespoke solid oak wall and base units with complementary granite work surfaces over. Integrated appliances to remain include under-counter fridge and freezer, a freestanding range master oven with 6-ring hob and extractor fan and plate warmer and an integrated dishwasher with a stainless-steel sink and tiled splashback.

The second grand entrance hallway benefits from tiled flooring and feature stained glass floor to ceiling windows looking into the inner courtyard. There is electric door offering direct access to the side driveway. The utility room is fitted with the 'Worcester' gas boiler and there is space and plumbing provided for multiple appliances with a window to the side.

The dining room is a superb sized reception room with carpeted flooring, windows overlooking the inner courtyard and a door providing access into a second ground floor shower room fitted with an adapted shower, WC and wash-hand basin.

The indoor pool room is a wonderful addition with a heated 7m x 4m swimming pool with tiled flooring throughout, air conditioning, windows overlooking the inner courtyard and two sets of patio doors opening into the courtyard. There is a separate boiler room and store and a further tiled changing room with shower facilities, WC and wash hand basin

The first-floor landing offers carpeted flooring, windows overlooking the front with beautiful undisturbed sea views and a large built-in airing cupboard with access to the loft hatch. There is also a second generous built-in storage cupboard. The principal bedroom is to the front of the property it's a wonderful sized room with carpeted flooring, with dual aspect windows overlooking the front and side with undisturbed views over Porthcawl sea front. Bedroom two is a second double bedroom benefiting from carpeted flooring dual aspect windows to the front and side with exceptional views. Bedroom two benefits from built-in wardrobes. Bedroom three is a third great sized double bedroom with carpeted flooring and a window to the side. The fourth double bedroom offers with carpeted flooring and a window to the side.

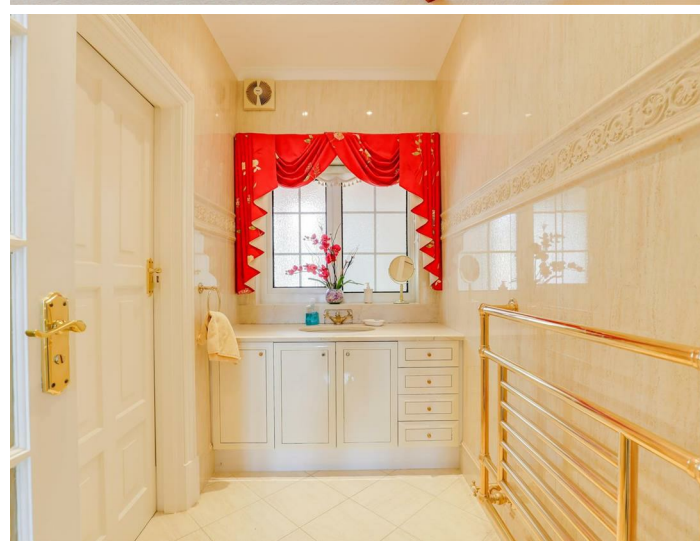
The family bathroom is fitted with a 3-piece luxurious suite comprising of a large double ended freestanding bathtub with free hand shower head. Wash hand basin within vanity unit with marble surfaces, WC and bidet. The bathroom has tiling the to walls and a window to the side.

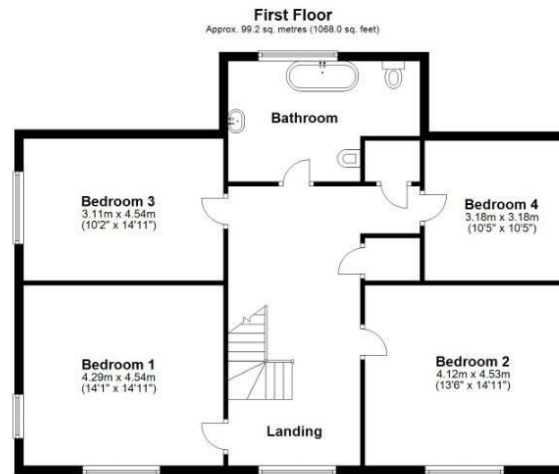
#### GARDENS AND GROUNDS

Approached off West Drive West Court House dominates a generous corner position in a prime location with uninterrupted views over Porthcawl Sea Front. The property benefits from a generous wrap around plot consisting of a spacious block pavia driveway to the front and side aspects providing off-road parking for numerous vehicles via electric-controlled gates to the side. There is a section laid with artificial turf to the front with a raised patio and to the rear of the property is an inner courtyard laid with patio.

#### ADDITIONAL INFORMATION

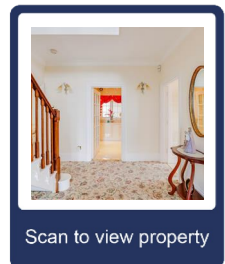
Freehold. All mains services connected. EPC Rating "D". Council Tax Band "H".





**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
	65	74
<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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