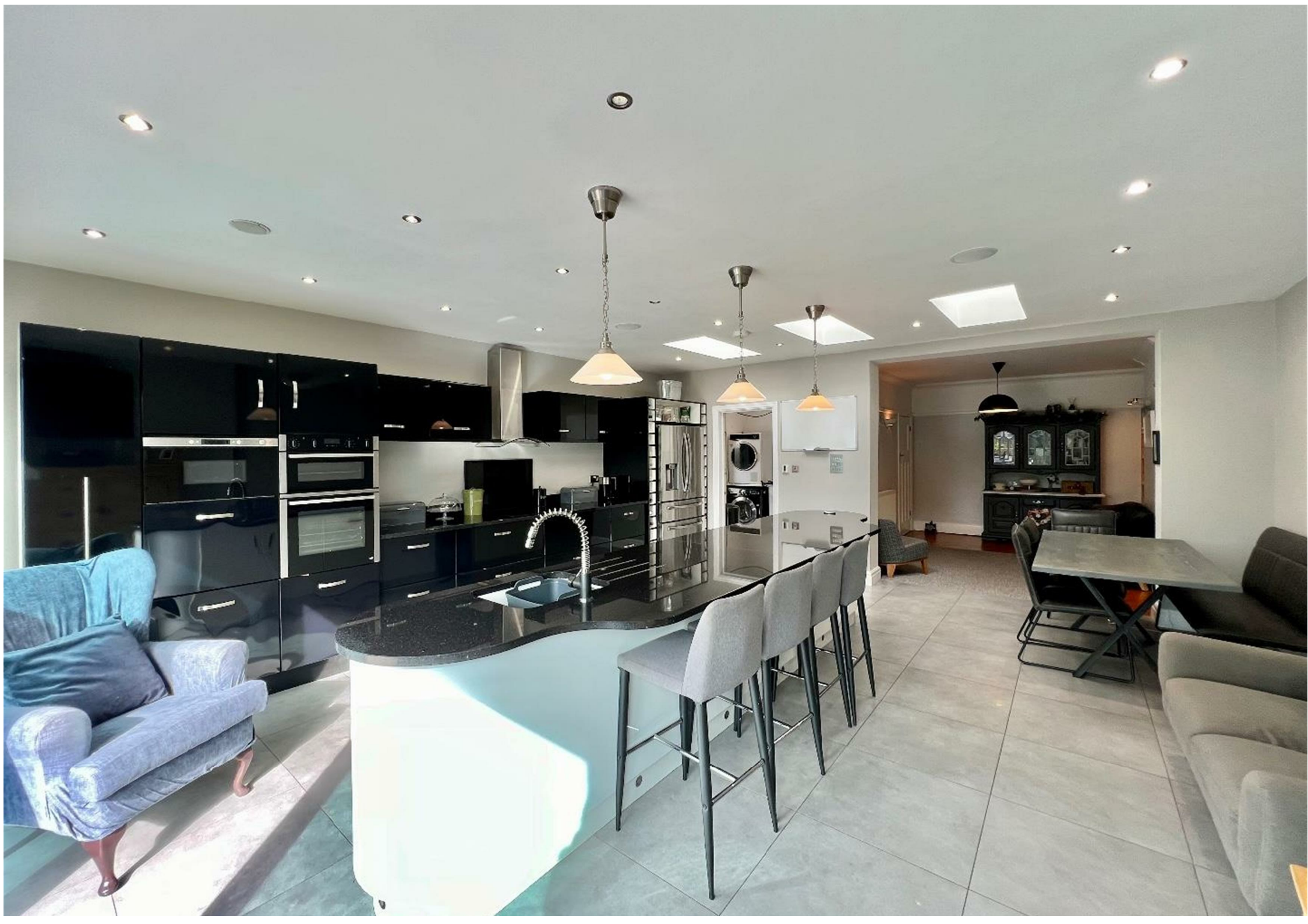




142, New Road  
Porthcawl, CF36 5BL

Watts  
& Morgan







142, New Road

Porthcawl CF36 5BL

**Guide Price \*\*£435,000 - £450,000 \*\***

**4 Bedrooms | 2 Bathrooms | 2 Reception Rooms**

GUIDE PRICE \*\* £435,000 - £450,000 \*\*

An impressive 4 bedroom semi-detached property situated in a popular location in Porthcawl. Located just a short walk from both Newton and Porthcawl Seafront. Close proximity to reputable schools and Junction 37 of the M4 Motorway. This flexible accommodation has huge potential offering 2 versatile outbuildings and a contemporary open-plan kitchen/dining room with bi-folding doors. Accommodation comprises; entrance hall, lounge, sitting room, WC, open-plan kitchen/dining room and utility room. First floor; 2 double bedrooms and a 4-piece family bathroom. Second floor; double bedroom with en-suite shower room and a fourth bedroom/study. Externally offering a spacious driveway to the front with off-road parking for numerous vehicles, a south-facing rear garden with detached garden room / gym, bespoke office and a double garage/ workshop with an electric door and rear access.

### Directions

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

**Your local office: Bridgend**

T 01656 644288 (1)

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# Summary of Accommodation

## ABOUT THE PROPERTY

Entered via a composite front door into the entrance hallway with parquet wood block flooring, understairs storage cupboard, further built-in storage cupboard and a carpeted staircase leads to the first floor. The living room, located to the front of the property, benefits from a bay window to the front, continuation of parquet flooring and a central feature gas fireplace with hearth and surround. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and a wash hand basin and a window to the side. The sitting room opens into the open-plan kitchen/dining room with continuation of parquet wood block flooring and ample space for freestanding furniture. To the rear is the wonderful open-plan kitchen/dining room benefitting from porcelain tiled flooring with electric under-floor heating, bi-folding doors opening out onto the rear garden, recess spotlighting with 3 Velux skylight windows. The kitchen has been fitted with a range of coordinating high gloss wall and base units with complementary quartz work surfaces with a large central island with further storage and space for high stools. Integrated appliances to remain include 4-ring induction hob with extractor hood, eye-level oven, grill and microwave, sink with mixer tap and dishwasher. Space is provided for a freestanding American style fridge/freezer. There is ample space in the kitchen for a dining table and further furniture. The utility room is fitted with base units, work surfaces and a stainless-steel sink. Space and plumbing are provided for 2 appliances and a partly glazed door leads out to the side.

The first-floor landing offers carpeted flooring, and a staircase leads up to the second floor. Bedrooms one and two are located on the first floor, both great size double bedrooms. Bedroom one is a generous main bedroom benefitting from carpeted flooring and an angled-bay window to the front. Bedroom two benefits from carpeted flooring and a window overlooking the rear. The family bathroom is fitted with a contemporary 4-piece suite comprising of a freestanding bathtub, a double walk-in shower with glass screen, wash hand basin and a WC. With tiled flooring, tiling to the walls, chrome towel rail, spotlighting and a window to the rear.

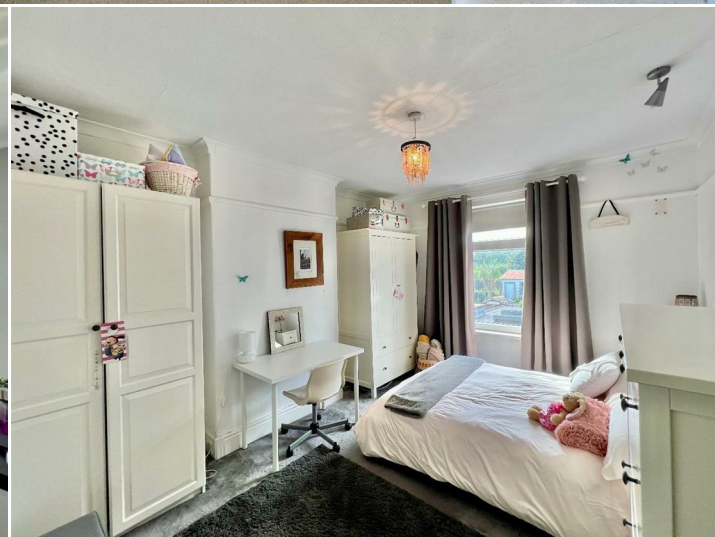
The second-floor landing benefits from carpeted flooring and doors lead off to bedroom three and the fourth bedroom. Bedroom three is a third double bedroom with carpeted flooring and windows overlooking the rear. Leading into an en-suite suite shower room fitted with a corner shower cubicle, WC and a wash hand basin with part tiling to the walls, window to the rear, tiled flooring and a built-in storage cupboard housing the gas boiler. The fourth bedroom has slopped ceilings with spotlighting, carpeted flooring, storage in the eaves and Velux windows to the front.

## GARDENS AND GROUNDS

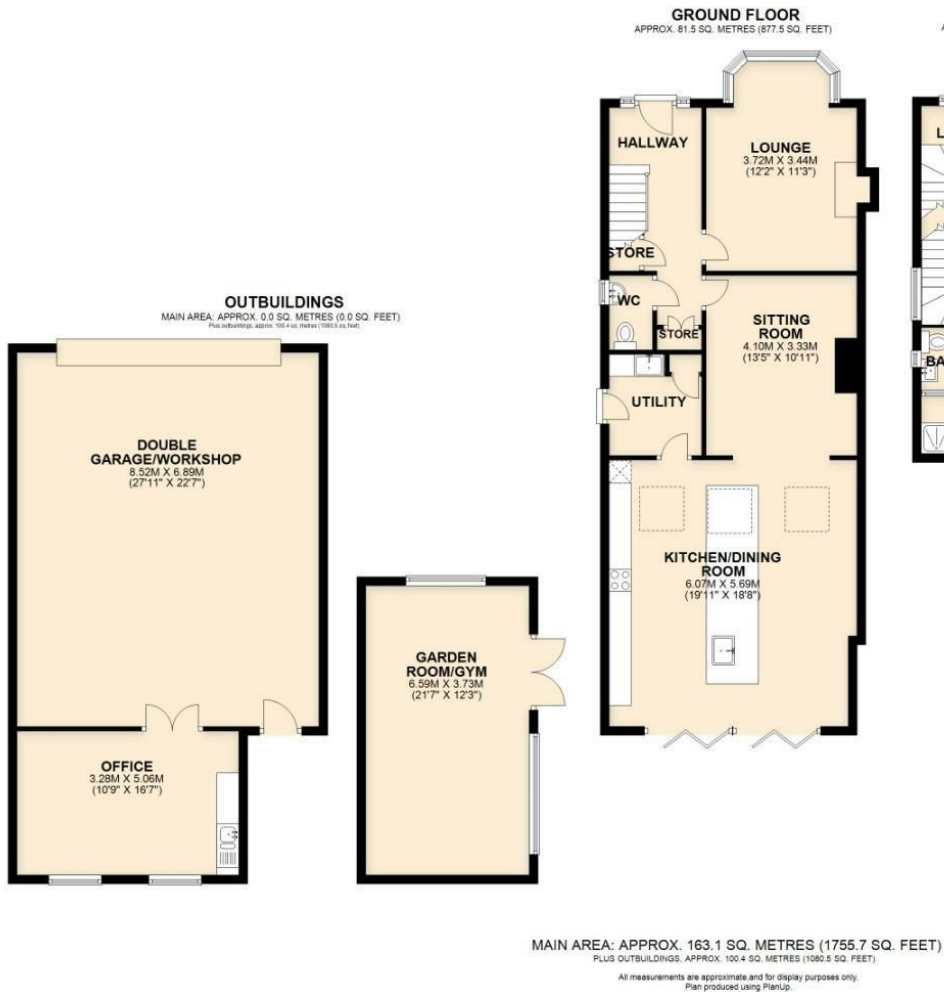
Approached off New Road, no. 142 has a spacious tarmac driveway to the front providing off-road parking for numerous vehicles. There is access the garage off a rear lane and also side access into the garden. To the rear of the property is a south facing garden with a spacious patio area ideal for outdoor furniture and the remainder is laid to lawn. There is a bespoke built outdoor home gym / garden room with patio doors, windows to the side, spotlighting, power and water supply. The generous double garage / workshop to the rear has an electric controlled door opening out onto the rear lane with high ceilings, power supply and built-in shelving. Leading into a bespoke home office with carpeted flooring, windows overlooking the rear garden, power supply and a kitchenette with wall and base units, work surfaces and a stainless steel sink with drainer.

## ADDITIONAL INFORMATION

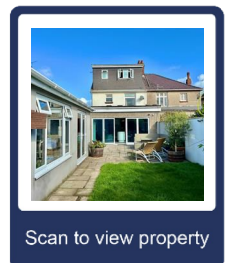
Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'E'. Underfloor heating in the kitchen / dining room.







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>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>71</b>
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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