



12, Beech Grove
Porthcawl, CF36 5DP

Watts
& Morgan



12, Beech Grove

Porthcawl CF36 5DP

£625,000 Freehold

3 Bedrooms | 2 Bathrooms | 3 Reception Rooms

An impressive 3 bedroom detached property situated at the head of a quiet cul-de-sac in Newton, Porthcawl. The property is being sold with no onward chain. Sat on a substantially large private plot offering potential for further development subject to planning. Located in an idyllic situation just a short walk from the Sand Dunes, Newton Beach with local village amenities, shops and pubs and close by to Porthcawl Town Centre and sea front and convenient access via Junction 37 of the M4. Accommodation comprises of entrance hall, lounge, dining room, sitting room, conservatory, WC, kitchen/breakfast room. First floor landing, generous main bedroom with ensuite shower room, two further bedrooms and a family bathroom. Externally offering a private drive to the front with off-road parking for numerous vehicles, lawned front grounds and a superb wrap around rear garden with water feature and outdoor shed. Chain Free.

Directions

* Bridgend - 7.8 miles * Cardiff - 28.0 Miles * Swansea - 21.0 Miles * J37 of the M4 - 4.0 Miles

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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. 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 via a PVC front door into the entrance hallway with laminate flooring, handy understairs storage cupboard and staircase leads to the first floor. The main living room is a superb size reception room with two sets of windows overlooking the front, laminate flooring and a central feature gas fireplace and there is access to the loft hatch opening to a generous attic storage space. The dining room is a versatile second reception room with laminate flooring, a gas fireplace with hearth and surround and windows overlooking the rear garden. The sitting room is a great addition and opens into the conservatory. The sitting room offers laminate flooring. The conservatory is a flexible room with windows overlooking the front grounds with laminate flooring and a dwarf brick wall. The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and wash-hand basin with a window to the side. The kitchen/breakfast room has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled splashback, tiled flooring, window to the rear and two partly glazed PVC doors opening out to the side and rear aspects. Integrated appliances include the 4-ring gas hob with 'Neff' oven, grill and extractor hood over, integrated dishwasher, integrated fridge freezer, washing machine and tumble dryer.

The first-floor landing offers carpeted flooring, windows to the front and all doors lead off, there is a built-in storage cupboard. Bedroom one, previously two double bedrooms is a superb size main bedroom with fitted wardrobes, dual aspect windows to both front and rear aspects and laminate flooring. Bedroom one leads into an ensuite shower room fitted with a modern 3-piece suite comprising of a walk-in shower enclosure, WC and wash-hand basin with tiling to the walls and flooring, spotlighting and a window to the rear. Bedroom two is a second double bedroom with fitted wardrobes, carpeted flooring and windows to the rear. Bedroom three benefits from laminate flooring, built-in wardrobes and windows to the front. The family bathroom is fitted with a 3-piece suite comprising of a whirlpool bathtub with overhead shower, WC and wash-hand basin with vinyl flooring, tiling the walls and window to the side.

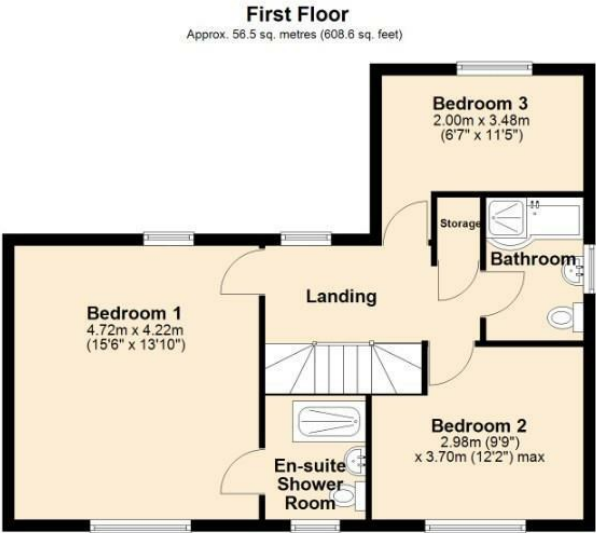
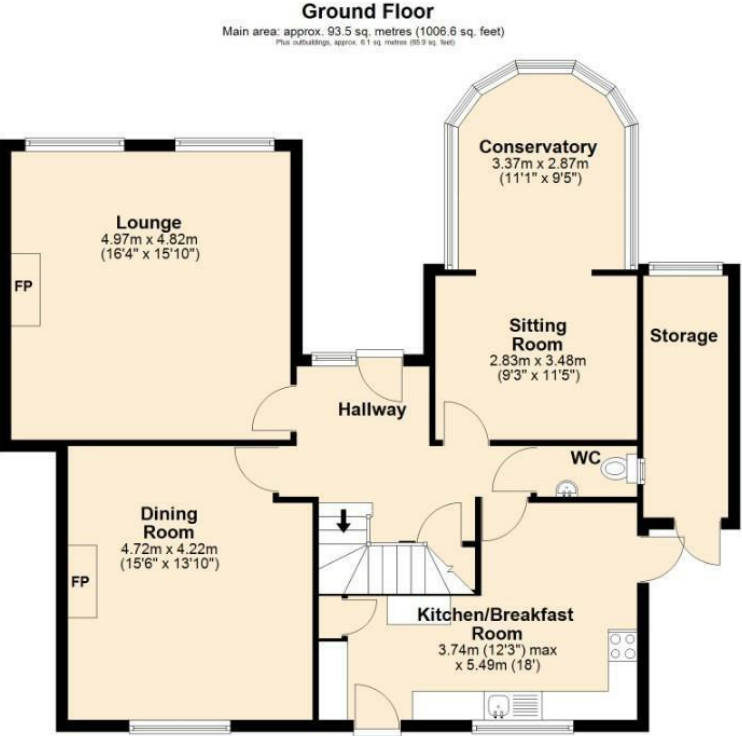
GARDENS AND GROUNDS

Approached off the quiet cul-de-sac of Beech Grove No.12 benefits from a generous corner position at the head of the cul-de-sac. The property benefits from superb landscaped grounds, there is a spacious tarmac driveway to the front with off-road parking for numerous vehicles surrounded by lawned grounds. There is a gate providing access around to the rear garden. The rear garden is an L-shaped lawned garden with a spacious patio area with multiple seating areas, there are two outdoor timber framed storage sheds and a wonderful water feature. The garden benefits from a private aspect and offers huge potential for further development. There is a large bespoke built store to the side of the property.

ADDITIONAL INFORMATION

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





Main area: Approx. 150.1 sq. metres (1615.2 sq. feet)
Plus outbuildings, approx. 6.1 sq. metres (65.9 sq. feet)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
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		
	65	74
England & Wales		EU Directive 2002/91/EC



Scan to view property

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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