

Payton
Jewell
Caines



Sandpiper Road, Porthcawl, Bridgend. CF36
3UT

£595,000



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BEAUTIFULLY EXTENDED AND PRESENTED FOUR BEDROOM DETACHED BUNGALOW situated within a 5 minute walk from the coastline and local beaches. If you are looking for a bungalow in Porthcawl, look no further! MUST BE VIEWED!

£595,000 - Freehold

- IMPRESSIVE FOUR BEDROOM detached bungalow
- SOUTH facing landscaped rear garden
- Vaulted ceiling fully integrated kitchen / diner
- Beautifully extended and presented
- Close to Porthcawl beach front
- EPC - / Council tax - F



DESCRIPTION

Introducing this beautifully appointed four bedroom detached bungalow which has been extended with thought and care and using quality finishes and materials throughout.

The imposing oak porch leads to a generous entrance hallway with two sets of french doors leading to a lounge and the kitchen / diner with a vaulted ceiling, solid oak units, work top and window sill. The master bedroom has a generous en-suite shower room and fitted wardrobes. Two further bedrooms and a contemporary 'snug' to the rear opens up onto a south facing rear garden with brick built potting shed, patio and vegetable raised beds.

This property is a MUST to view if you are looking for modern living close to the coast.

ENTRANCE

Via external oak porch to the front with built in lighting.

ENTRANCE HALL (9' 6" x 7' 10") or (2.90m x 2.40m)

Via frosted glazed composite front door with side glazed panels. Emulsioned ceiling and walls, central light fitting to remain, skirting, porcelain tiled flooring and modern vertical radiator. Two sets of glazed oak French doors, one set leading into the lounge.

LOUNGE (18' 8" x 13' 1") or (5.70m x 4.00m)

Benefiting from dual aspect natural light via PVCu double glazed windows to the front and side and finished with emulsioned ceiling and walls, central light fitting to remain, skirting and fitted carpet. Feature fireplace (ready for wood burning stove to be installed) finished with slate slip tiles and hearth with solid oak mantle.

KITCHEN/DINER (18' 8" x 13' 5") or (5.70m x 4.10m)

Finished with a vaulted ceiling with central light pendant to remain, two double glazed velux skylights, recessed LED spotlights, emulsioned ceiling and walls, skirting, a continuation of the porcelain tiled flooring and modern vertical radiator. The kitchen is arranged with low level and wall mounted units in solid oak painted in dove grey with a solid oak roll top work surface, inset double Belfast sink with mixer tap and chefs tap. PVCu double glazed window overlooking the front with a solid oak sill. Integrated appliances include double oven, dishwasher, fridge/freezer and walk in pantry. Inset six gas burner stove set within a central island with pan drawers below and breakfast bar. Glazed oak door through to the utility.

UTILITY

Emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting, porcelain tiled flooring and part frosted glazed door leading out to the side of the property. A continuation of the low level and wall mounted kitchen units with recessed Belfast sink with swan neck tap, slate effect tiles to the splash back and solid oak roll top work surface. Plumbing for automatic washing machine, space for tumble and integrated microwave. Double solid oak French doors leading out to the hallway.

INNER HALLWAY

Emulsioned ceiling and walls, recessed LED spot lights, skirting and solid oak flooring. Feature staircase leading to the occasional room/bedroom four.



FAMILY BATHROOM

Double velux skylights, recessed LED spot lights, emulsioned walls, skirting and ceramic tiled flooring. Four piece suite comprising w.c. counter top, feature basin with marble vanity shelf and storage below and freestanding slipper bath with chrome floor mounted swan neck tap with shower attachment and a large walk in shower with ceramic tiles to all splash back areas, plumbed shower attachment with rainwater head and heated wall mounted chrome towel rail.

BEDROOM 3 (12' 2" x 12' 6") or (3.70m x 3.80m)

Overlooking the side via PVCu double glazed window and finished with emulsioned ceiling with central pendant to remain, emulsioned walls, skirting and fitted carpet.

BEDROOM 2 (16' 1" x 10' 10") or (4.90m x 3.30m)

PVCu double glazed window to the rear, emulsioned ceiling with central pendant, emulsioned walls, skirting, fitted carpet and vertical modern radiator.

BEDROOM 1 (14' 5" x 14' 1") or (4.40m x 4.30m)

Benefiting from dual aspect natural light via two PVCu double glazed windows to the rear and two PVCu double glazed windows to the side, emulsioned ceiling, central pendant to remain, emulsioned walls, skirting and fitted carpet. Vertical modern radiator, generous double fitted wardrobe and doorway through to the en suite.

EN SUITE

Two frosted glazed windows to the side, emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and porcelain tiled flooring. Three piece suite comprising w.c. counter top, wash hand basin with marble vanity shelf and storage drawers below and large walk in shower featuring a marble seat with a plumbed shower attachment and large rainwater head, mosaic tiles and porcelain tiles to all splash back areas. Wall mounted heated chrome towel rail, bathroom storage and feature bathroom mirror with recess lighting.

SNUG (13' 9" x 10' 6") or (4.20m x 3.20m)

Vaulted ceiling with central light fitting, large Apex PVCu glazed panels and PVCu double glazed French doors leading out to the rear patio both with side glazed windows. Emulsioned ceiling and walls, skirting, a continuation of the solid oak flooring and feature vertical radiator.

BEDROOM 4 / OCCASIONAL ROOM (7' 9" x 20' 0") or (2.35m x 6.10m)

Via exposed wooden tread staircase. Two double glazed velux sky lights, emulsioned ceiling and walls, skirting, fitted carpet and storage into the eaves.

OUTSIDE

Enclosed South facing rear garden laid to an elevated patio, lawn, raised bedding area for vegetable garden with chipped bark, mature trees and shrubs and side gated access. Solid brick built potting shed with feature wooden cladding, power and lighting.


Enclosed front garden laid to a paved driveway and feature patio with semi mature trees and shrubs with chipped bark and off road parking for up to four cars. External lighting.

Single garage to the side of the property with power, light and double doors.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



www.pjchomes.co.uk

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