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Sanderling Way, Porthcawl

£850,000

 pa black

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About the property

Welcome to an opulent executive residence conveniently situated. A detached executive family home offering well-proportioned living and bedroom accommodation ideal for a large or growing family. Situated on the exclusive Redrow built development of similar properties. Entrance hall with a feature staircase with double doors to the drawing room with feature woodburner. There is a Sitting Room plus a cloakroom also located off the hall. The rear of the property is open plan with living room, breakfast room and kitchen. The kitchen is fitted with a range of units with granite worktop space over, built in dishwasher, microwave and an American style fridge freezer plus range cooker. The Island unit has a granite worktop and a breakfast bar. On the first floor a galleried landing provides access to the first floor accommodation. The master bedroom has built in wardrobes and an en-suite bathroom. The guest bedroom also has an en-suite shower room and built in wardrobes. There are three further bedrooms along with the family bathroom which is fitted with a four piece suite comprising of bath, shower enclosure, wash hand basin and wc. Externally there is an enclosed garden to the rear laid to lawn with plant borders and Indian sandstone patio for alfresco entertaining. The front garden area is open plan with hedgerow and planting. A detached double garage is located to the rear with block paved driveway providing off road parking for several vehicles dependant upon size. Viewing Recommended.

Accommodation

Entrance Hallway

Main entrance with feature staircase leading up to the galleried landing. Travertine flooring, access to the Sitting room, cloakroom and double doors leading through to the drawing room. Understairs storage cupboard. Two windows to the front of the property. Two radiators. Coving to the ceiling. Carpeted stairs to the first floor.

Cloakroom

Continuation of the travertine floor from the hallway. Suite comprising of Wc and wash hand basin with tiled splashback. Radiator.

Drawing Room

21' 4" x 14' 10" (6.50m x 4.52m)
Accessed via double doors from the hallway. Oak flooring. Two windows to the side elevation and two windows overlooking the front garden. Feature wood burner with mantle and slate hearth. Coving to the ceiling. Three radiators. Ceiling Roses and Coving.

Sitting Room

12' 8" x 12' 1" (3.86m x 3.68m)
Two windows to the front elevation. Continuation of the Travertine floor from the hallway. Coving to the ceiling along with a ceiling rose. Radiator.

Kitchen

15' 6" x 12' 10" (4.72m x 3.91m)
Comprehensively fitted with a range of wall, display and base units with granite worktop's. Overhead pelmet with spotlights. Pull out larder storage cabinet.





There is a central island with breakfast bar incorporating vegetable racks, wine racks and circular sink. Integral appliances include dishwasher and microwave. Stainless steel sink and drainer. Range style cooker to remain with six gas burner hob and double oven with stainless steel splash back and extractor canopy. American style fridge freezer. Tiled flooring. Plinth heater. Door to the utility room. Open plan to the breakfast area.

Breakfast Room

13' 1" x 10' 11" (3.99m x 3.33m)
Open plan to the kitchen and living room. French doors leading out onto a patio area. Tiled flooring. Radiator.

Living Room Area

14' 10" x 10' 11" (4.52m x 3.33m)
Open plan to the breakfast room. Travertine Flooring. Radiator. Coving to the ceiling. French doors to the rear garden.

Utility Room

8' 4" x 5' 3" (2.54m x 1.60m)
Fitted with a range of matching wall and base units to the kitchen. Stainless steel sink. Space for washing machine and a tumble dryer. Wall mounted boiler. Door to the side of the property. Radiator.



Galleried Landing

Fitted carpet. Access to the five bedrooms and family bathroom. Window to the front. Radiator. Airing cupboard. Smoke detector. Loft access.

Master Bedroom

14' 11" x 13' 10" (4.55m x 4.22m)
Window to the rear. Built in wardrobes supplied by Hammond's. Fitted carpet. Radiator. Access to the en-suite bathroom.

En-Suite Bathroom

11' x 7' 3" (3.35m x 2.21m)
Suite comprising of panel bath with tiled surround. Shower enclosure with sliding glass screen. Wc and bidet. Pedestal wash hand basin. Heated towel rail. Window to the side. Tiled floor.

Bedroom Two

15' 6" x 15' (4.72m x 4.57m)
Window to the rear of the property with views over Locks Common towards the sea. Built in wardrobes supplied by Hammond's. Coving to the ceiling. Fitted carpet. Radiator. Door to the en-suite shower room.

En-Suite Shower Room



3' 7" x 7' 3" (1.09m x 2.21m)

Window to the side. Suite comprising of shower enclosure with tiled surround. Wash hand basin and Wc. Tiled floor. Radiator.

Bedroom Three

14' 10" x 10' 10" (4.52m x 3.30m)
Two windows to the front. Two radiators. Fitted carpet.

Bedroom Four

12' 1" x 10' 11" (3.68m x 3.33m)
Window to the rear. Radiator. Fitted carpet.

Bedroom Five

12' 8" x 9' 8" (3.86m x 2.95m)
Window to the front. Radiator. Laminate flooring.

Family Bathroom

Suite comprising of bath with tiled surround. Shower enclosure with tiled surround and sliding glass screen. Wash hand basin and Wc. Tiled floor. Radiator. Window to the side.

Gardens



Open plan frontage with lawn and hedgerow. Central pathway leading to the front door, To the rear there is an enclosed garden laid to lawn with planting borders and an Indian sandstone patio for alfresco entertaining. Gate access to the side. Second gate access to the driveway located at the rear of the property. Personnel door leading to the garage

Double Garage

Detached double garage with electric up and over doors. Storage potential in the roof space. Personnel door to the side. Driveway in front of the garage providing off road parking for several vehicles depending upon size.

Location

Sanderling Way is an exclusive development of executive detached properties located within easy access of Locks Common, the Royal Porthcawl Golf Club and the Blue Flag Award Winning Beach of Rest Bay. The motorway can be accessed at Junction 37 of the M4 for easy commuting to Cardiff, Swansea and further afield along with trains station at both Pyle and Bridgend. The nearest airport is Cardiff International Airport.





Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.