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**The Rest Rest Bay, Porthcawl**  
**£600,000**







## About the property

An opportunity to acquire a duplex apartment with substantial roof terrace and prominent sea views in the prestigious and historical building known as The Rest. This property promises a blend of luxurious living and a touch of heritage. The apartment is accessed from the original staircase in the building and is entered via an original reclaimed door. The entrance hall provides access to a cloakroom and to a useful double storage cupboard. The generous living room offers dual aspect windows and access to the roof terrace and storage room. The kitchen and dining area also offers dual aspect views along with a fully fitted kitchen by German designer Leicht with complimentary stone worktops.

On the floor above are the two double bedrooms, both of which have vaulted ceiling and skylights. The master bedroom also benefits from a feature height window offering sea views. Both bedrooms offer en-suites with the master en-suite having a feature bath. Completing the accommodation is the expansive roof terrace, providing an idea setting to enjoy the breath taking sea views. High quality fixtures and fittings throughout including under floor heating, engineered wooden flooring and Porcelain tiling.

## Accommodation

### Communal Entrance

Entered via the ground floor into the communal hallway. Original stairs leading up to the main entrance of the apartment

### Entrance

Entered via reclaimed door from the original building. Access to the cloakroom and store cupboard with double doors. Access into the Living Room. Engineered wooden flooring

### Cloakroom

Suite comprising wall hung Wc and wash hand basin. Provision for washing machine. Tiled floor.

### Living Room

19' 10" x 17' 11" Minimum ( 6.05m x 5.46m Minimum )

An impressive room with two sets of windows to either side. Engineered wooden flooring. Stairs leading up to the bedrooms. Access to the kitchen, roof terrace and to the utility storage room. Under floor heating. A comfortable room for entertaining.

### Kitchen & Dining Area

19' 10" x 13' 1" ( 6.05m x 3.99m )

Contemporary fully fitted handleless kitchens supplied by German designer Leicht with complimentary stone worktops and under unit lighting. Stainless steel undermount sink. Integrated Bosch appliances including induction hob with glass splash back, oven, microwave and wine cooler. Engineered wooden flooring. Windows to both sides. Under floor heating





### Utility / Store Room

Wall mounted boiler. Water provision.

### Roof Terrace

A substantial terrace with glass balustrade, commanding views over the communal gardens and over the sands of Rest Bay towards Locks Common. An ideal place to pass the time away listening to the waves. Electric supply.

### Landing

Access to the two bedrooms. Skylights. Fitted carpet. Utilised as a study area.

### Master Bedroom

16' 1" Into Recess x 12' 5" ( 4.90m Into Recess x 3.78m )

Vaulted ceiling with feature full height window offering sea views. Skylights to the ceiling. Fitted carpet with under floor heating. Access through to the en-suite

### En-Suite Bathroom

White sanitary ware with contemporary freestanding bath, wash hand basin and Wc, shower enclosure with clear screen and low level tray with thermostatic shower. Wall mounted mirror. Porcelain floor and wall tiling.



### Guest Bedroom

12' 9" x 12' 5" ( 3.89m x 3.78m )

Vaulted ceiling with skylights. Fitted carpet with under floor heating

### En-Suite Bathroom

White sanitary ware with wash hand basin and Wc, shower enclosure with clear screen and low level tray with thermostatic shower. Wall mounted mirror. Porcelain floor and wall tiling.

### Location & Development

There is plenty to explore at The Links with the golden sands of Rest Bay on your doorstep, it's a Blue Flag-awarded beach attracting surfers, walkers, and beach lovers alike. Just a short stroll from Rest Bay, you will find Pink Bay this pleasant and rural beach is home to a collection of rocks with a charming pink marble effect. At low tide, a monument to the crew of the Mumbles Lifeboat and the SS Santampa is visible at Sker Point. Only 2 miles away enjoy Porthcawl's refurbished Harbourside with an eclectic mixture of restaurants and cafes. From the quintessentially British Promenade with bars, restaurants and hotels, there are views across the Bristol Channel to the town centre with all the local amenities you need.



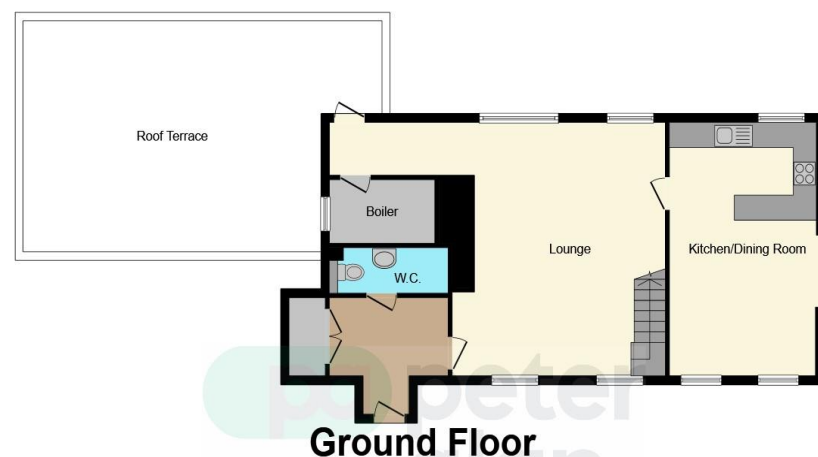




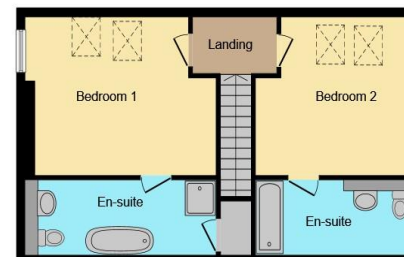








Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## 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.