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The Rest Rest Bay, Porthcawl
£875,000

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01656 771600
porthcawl@peteralan.co.uk



About the property

With a wrap around roof terrace offering views over the prestigious Royal Porthcawl Golf Club is the unique three double bedroom Duplex Penthouse, available with no on going chain. All three of the bedroom benefit from their own en-suites and balconies. This property promises a blend of luxurious living with outstanding coastal views. On the entry level of the Penthouse there is a generous hallway with storage cupboards and cloakroom plus two of the three double bedrooms. Both of these bedroom have fitted carpet with under floor heating, full height feature windows and access to en-suites and balconies. From the hallway the stairs leads to the upper level with access to the remaining accommodation. The master Bedroom has full height windows with views and is carpeted with under floor heating. The en-suite bathroom has a walk in shower and bath. The open plan living area has engineered wooden flooring with feature windows to both sides and sliding doors leading out onto the terrace. There is a fully fitted kitchen by German designer Leicht with complimentary stone worktops and built in Bosch appliances. There is also a useful utility room for housing appliances. The Penthouse also has allocated parking spaces for three vehicles. 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 with access to the stairs and a lift.

Entrance Hallway

A generous hallway with two storage cupboards and stairs leading to the upper floor accommodation. Access to two of the three double bedrooms and the cloakroom. Engineered wooden floor with under floor heating.

Cloakroom

Suite comprising wall hung Wc and wash hand basin. Porcelain floor and wall tiled. Feature mirror. Under floor heating

Bedroom Two

13' 4" x 12' 7" (4.06m x 3.84m)
Two feature full length windows with views of the surround fields and a door leading onto the balcony. Fitted carpet with under floor heating. Access to the en-suite Shower Room. Spotlights to ceiling.

En-Suite Shower Room

White sanitary ware with contemporary 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. Feature length window. Under floor heating





Bedroom Three

17' 3" x 11' 8" (5.26m x 3.56m)

Two feature full length windows with views of the surround fields and a door leading onto the balcony. Fitted carpet with under floor heating. Access to the en-suite Bathroom. Spotlights to the ceiling

En-Suite Bathroom

White sanitary ware with contemporary 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. Under floor heating

Upper Floor Landing

Engineered wooden flooring. Access to the master bedroom and the Living Area.

Master Bedroom

16' x 15' 7" (4.88m x 4.75m)

Feature full length windows with views of the surround fields and a door leading onto the balcony. Fitted carpet with under floor heating. Access to the en-suite Bathroom. Spotlights to the ceiling



En-Suite Bathroom

White sanitary ware with contemporary 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. Window to the side. Under floor heating

Living / Dining / Kitchen

29' 6" x 17' 8" (8.99m x 5.38m)

An impressive open plan space with windows to both sides and sliding doors with access to the roof terrace and the views. Engineered wooden flooring with under floor heating. Contemporary fully fitted handleless kitchens supplied by German designer Leicht with complimentary stone worktops, breakfast bar and under unit lighting. Stainless steel undermount sink. Integrated Bosch appliances including induction hob with glass splash back, oven, microwave and wine cooler.

Utility Room

Wall mounted boiler. Provision for appliances. Window overlooking the courtyard.



Roof Terrace

A substantial terrace wrapping three sides of the living area with glass balustrade, commanding views over the communal courtyard and over the Golf course towards the coastline. An ideal place to pass the time away listening to the waves or enjoying the Golf.

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.







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.