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New Road, PORTHCAWL
£725,000

 black

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About the property

Nestled within the tranquil embrace of Newton village, this executive detached property epitomises luxury living at its finest. Immaculately presented and meticulously crafted, this residence boasts four spacious bedrooms with main bedroom En-suite and generous Family bathroom also accessible from bedroom two, an impressive entrance with elegantly appointed reception rooms.

Upon arrival, a private electric gated entrance, offering security and exclusivity. The double garage, equipped with an electric door, provides ample space for vehicles and storage.

Designed for both relaxation and entertainment, the outdoor area features a built-in barbecue, perfect for hosting gatherings or enjoying alfresco dining amidst the serene surroundings. The kitchen diner fully equipped offering a touch of modern country style, seamlessly integrated into a further dining area and outdoor space,

Situated on a private road, this residence enjoys a sense of seclusion while still being within easy reach of Newtons villages charming amenities.

The nearby verdant green spaces, quaint pubs, and historic church imbue the area with character and charm and is also within close proximity for a stroll along the shoreline of Newton beach and sand dunes.

To avoid disappointment ring Peter Alan 01656 771600 to arrange a viewing.

Accommodation

Porch

11' x 2' 10" (3.35m x 0.86m)
Entering through a composite front door from the generous driveway, Upvc windows either side, Oak flooring, coving, spotlights, wooden glass panel internal door leading into an impressive entrance hallway.

Entrance Hallway

16' 11" x 11' (5.16m x 3.35m)
Continuation of wood flooring from the porch with a feature oak stairwell and balustrades, coving, spotlights, sockets, wooden doors leading to lounge, W.C., kitchen.

W.C

4' 1" x 3' 11" (1.24m x 1.19m)
Tiled floor, partial tiled walls, radiator, frosted Upvc window to side elevation, low level W.C. wall mounted vanity unit with porcelain basin and stainless steel mixer tap, coving, spot lights

Kitchen/Diner

19' 1" x 15' (5.82m x 4.57m)
Continuation of wooden flooring from the entrance, benefiting from a granite breakfast bar and overtops, matching base and wall units, tiled walls, one and half stainless steel sink with stainless steel mixer tap, American style fridge freezer, exposed brick feature surround with 6 burner Range master oven, integrated dish washer, radiator, spotlights, upvc window to front and rear elevation, wooden door into utility room, opening into the dining room/sitting room.

Utility Room





6' 11" x 5' (2.11m x 1.52m)

Wooden flooring continued from kitchen, coordinating wall and base units with overtop matching the kitchen, space and plumbing for washing machine, sockets, combi boiler, radiator.

Dining Room/Sitting Room

12' 11" x 8' 8" (3.94m x 2.64m)

Wooden flooring flowing from kitchen through, Upvc window either side, Bifold doors opening out onto the rear garden, spot lights, coving, sockets.

Lounge

22' 1" x 12' (6.73m x 3.66m)

Feature fireplace with exposed brick and wood, log burner insert, continued wooden flooring from the entrance hallway, coving, 2 x ceiling decorative lights to remain, Upvc windows to front and rear elevation, radiator, sockets.

Landing

16' 1" max x 6' 1" (4.90m max x 1.85m)

From a wooden stairwell with wooden balustrade surround, carpet, velux window, drop pendant light to remain, loft access, wooden doors leading to bathroom four bedrooms, radiator, sockets.

Bathroom

15' 1" x 6' 10" (4.60m x 2.08m)

Beautiful four piece bathroom suite, freestanding dual end bath with concealed accessories and hand attachment, shower with glass sliding doors with stainless steel shower accessories, wall hung vanity unit with porcelain basin and stainless steel mixer top, low level W.C, radiator, wall tiles with recess shelving, floor tiles, spot lights, extractor, x 2 velux windows, door to cupboard storage space with shelves and radiator, door leading to bedroom 2 creating an en-suite feel for guests.

Bedroom One

18' 11" x 13' (5.77m x 3.96m)

Carpeted, Upvc window to front, radiator, sockets, doors leading to wardrobe space (with shelving and hanging rails) and Ensuite.

En-Suite

7' x 6' max (2.13m x 1.83m max)

Velux window, wall mounted vanity unit with porcelain basin and stainless steel mixer tap, shower with sliding glass door, stainless steel shower accessories, rainforest head and hand attachment, recess shelving, tiled walls and floor, low level W.C, radiator, spotlights, extractor.

Bedroom Two

22' 1" x 17' 1" max (6.73m x 5.21m max)

Carpeted, Upvc to front elevation, Velux window to rear, radiators, sockets, wooden door leading to bathroom.

Bedroom Three

11' 1" x 10' (3.38m x 3.05m)

Carpeted, radiator, Upvc to front elevation, sockets.

Bedroom Four

11' x 7' 11" (3.35m x 2.41m)

Upvc window to front elevation, carpet, radiator, sockets.

Garage

18' 1" x 15' (5.51m x 4.57m)

Electric up and over garage door from the driveway, Upvc window and door to the rear, fitted base and wall units with work top, lighting and sockets.

External

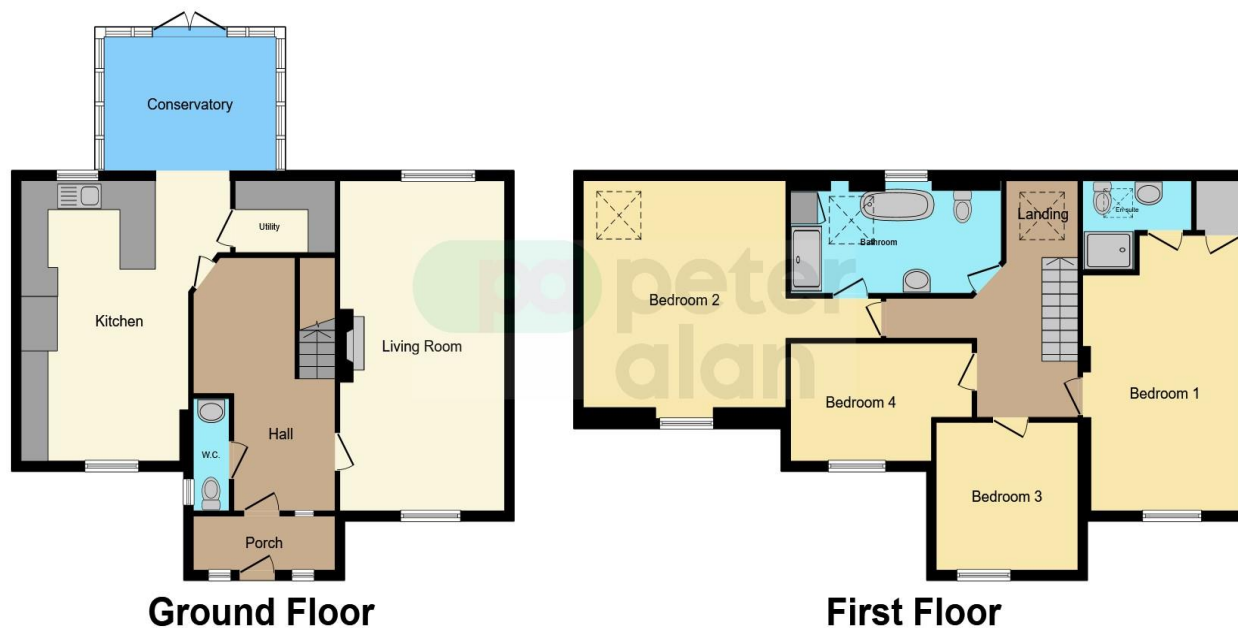
To the rear there is a generous size garden with decorative dwarf contemporary style wall planters



surrounding the garden, paving surrounding the property, mainly laid to lawn area with sunken patio and built in out door BBQ area, mature bushes, shrubs and trees included in this very well maintained garden, external lighting and tap,shed to remain. To the front is a great size drive with shrubs and planters edging the driveway a seating area with further entertainment space to the front with paving, garage door and external lighting.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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