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New Road, PORTHCAWL
guide price £699,000

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About the property

Tucked away in the peaceful haven of Newton village, this executive detached home represents the pinnacle of luxury living. Impeccably presented and thoughtfully designed, the property features four generously sized bedrooms, including a master suite with an En-suite and a spacious family bathroom, which is also accessible from the second bedroom. The home welcomes you with an impressive entrance leading to elegantly decorated reception rooms.

On arrival, you are greeted by a private, electric-gated entrance that ensures both security and exclusivity. The property also includes a double garage with an electric door, offering ample space for both vehicles and additional storage.

The outdoor area is crafted for both relaxation and entertainment, featuring a built-in barbecue perfect for hosting or enjoying alfresco dining in the tranquil surroundings. The kitchen diner, fully equipped with a modern country style, effortlessly flows into an additional dining area and outdoor space.

Located on a private road, this home enjoys a sense of seclusion while remaining conveniently close to the charming amenities of Newton village.

Nearby, lush green spaces, cosy pubs, and a historic church add character and charm to the area. The property is also within a short distance of Newton beach, where you can enjoy a leisurely stroll along the shoreline and sand dunes.

To arrange a viewing and avoid disappointment, contact Peter Alan at 01656 771600.

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)

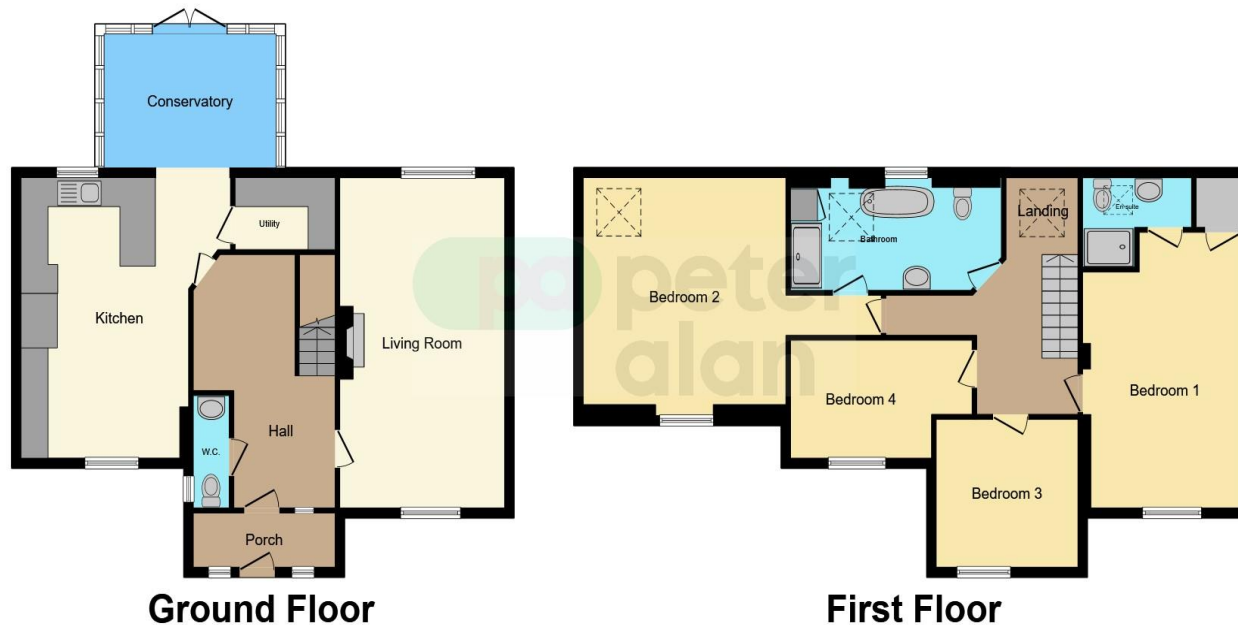
Electric up and over garage door from the driveway, Upvc window and door to the rear, fitted base and wall units with work top, lighting and sockets.

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.





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