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The Rest Rest Bay, Porthcawl  
£750,000





## About the property

This luxury three bedroom apartment offers a combination of comfort, convenience, and breathtaking views, making it an ideal choice for those seeking a premium coastal living experience.

Internally comprising of three bedrooms with two ensuites, bathroom separate W.C, Utility room, kitchen/diner and lounge with stunning sea views throughout this beautiful accommodation, a large decked balcony with glass surroundings offering enchanting sea views across Rest bay coastline creating an ideal space for relaxation and entertainment, dedicated parking spaces providing convenience, walking distance to the prestigious Royal Porthcawl golf club, close to great coastal walks and close proximity to amenities.

## Accommodation

### Porch

Built in shelving space, wall hooks, radiator, Coi matting flooring upon entrance, engineered wooden flooring leading to first floor with wooden balustrade, stairwell lighting.

### Landing

Continued flooring from stairwell, wall mounted intercom system, wall mounted thermostat for under floor heating, wall mounted receiver to include hand controls for electric blinds, sockets, solid oak doors leading to lounge, bedroom two, bedroom three, bathroom, W.C, Utility room and stairwell to Bedroom one.

### Lounge

16' 1" x 14' 1" ( 4.90m x 4.29m )  
Continuation of engineered wooden flooring with underfloor heating, voluted ceiling with modern window aspect onto stairwell to 2nd floor, x 3 tall large windows with electric blinds and undisturbed sea views, spot lights, sockets, opening into kitchen/diner

### Kitchen/Diner

19' 1" x 9' ( 5.82m x 2.74m )  
Continuation of flooring with underfloor heating, another tall window with electric blinds and a sea view outlook, door leading to outdoor large balcony, benefiting from a breakfast bar with Quartz over top, matching base and wall units with Quartz over top and edging, stainless steel sunken sink with stainless steel mixer tap, integrated appliances to include, dishwasher, fridge freezer, double oven, ceramic induction hob, wine cooler, spot lights, sockets.







### Utility

7' 11" x 5' ( 2.41m x 1.52m )

Wall cupboard space and shelving, continued wooden flooring, wooden counter top with space for washing machine and tumble dryer, sockets, extractor.

### Bedroom Two

21' x 9' ( 6.40m x 2.74m )

Carpeted, four windows surrounding to include a partial sea view, built in wardrobes across one wall, spot lights, sockets, solid oak door leading to en-suite.

### En-Suite To Bedroom Two

12' x 6' ( 3.66m x 1.83m )

Shower with glass sliding door, concealed fittings with rainforest over head shower head, recessed tiled shelving, tiled walls surround, back to wall W.C with concealed cistern with stainless steel push button, wall mounted basin with stainless steel mixer tap, shaver socket, fixed wall mounted mirror, stainless steel heated towel rail, frosted window, extractor.



### Bedroom Three

14' 1" max x 11' 1" ( 4.29m max x 3.38m )

Carpeted, built in wardrobes, x 3 windows surrounding with electric blinds, spot lights, sockets.

### Bathroom

5' 1" x 5' 1" ( 1.55m x 1.55m )

Tiled flooring, tiled walls, bath with stainless steel concealed tap and accessories, stainless steel shower above, glass screen, wall mounted sink with stainless steel mixer tap, Quartz shelve, fixed wall mounted mirror, shaver sockets, stainless steel heated towel rail.

### W.C

5' 1" x 4' ( 1.55m x 1.22m )

Tiled flooring and skirting, tiled wall with concealed cistern and back to wall W.C with stainless steel push button, frosted window, wall mounted basin with stainless steel mixer tap, stainless steel towel rail.



### Bedroom One

20' x 14' 1" ( 6.10m x 4.29m )

Entering from a carpeted stairwell with stairwell lighting, glass banister surround, windows over looking sitting room and directing across utilising the lounge large tall windows for further sea views from the master suite to include electric blinds, voluted ceiling x 3 velux windows, spot lights, built in wardrobes, wall mounted receiver for hand controls for electric blinds, sockets solid oak door leading to en-suite.

### En-Suite To Bedroom One

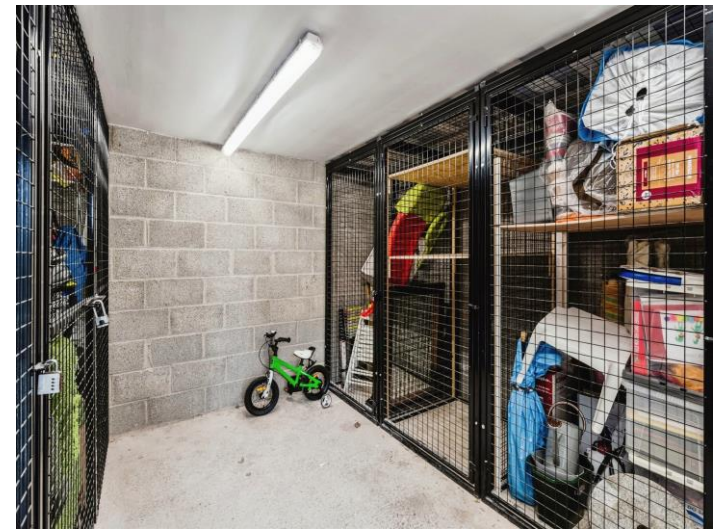
7' 11" x 6' 1" ( 2.41m x 1.85m )

Tiled flooring and walls, walk in shower with fixed glass screen, recessed shelving, concealed shower controls, rain forest shower head, wall mounted basin with stainless steel mixer tap, back to wall W.C with concealed cistern and stainless steel push button, fixed wall mounted mirror, spot lights, extractor, velux window

### Balcony

28' x 13' 1" ( 8.53m x 3.99m )

Large balcony with frontal sea and coastal views, composite decking with glass and stainless steel surrounding balustrade, door leading into kitchen/diner.









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](http://www.focalagent.com)

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