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Severn Road, Porthcawl
£550,000

 **peter
alan**

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About the property

Situated within a quiet and highly sought-after residential area of Porthcawl, this stunning four-bedroom detached family home is presented to an exceptional standard throughout and is ready for immediate occupation.

Boasting attractive kerb appeal, the property benefits from a private driveway providing ample off-road parking, as well as an integral garage. Internally, the spacious and versatile accommodation is arranged over the ground, first and second floors, offering flexible living space ideal for modern family life.

Beautifully presented throughout, the property features bright and welcoming living areas, stylish interiors and four well-proportioned bedrooms. The lounge and spacious kitchen/diner both benefit from the added luxury of underfloor heating, creating a warm and comfortable living environment all year round. The thoughtfully designed layout provides an excellent balance of living and sleeping accommodation, making it perfect for growing families or those seeking additional space.

From its enviable position, the home enjoys lovely views, creating a peaceful setting that can be appreciated from both inside and out. Combining generous accommodation, a desirable location, underfloor heating to key living areas, ample parking, a garage and exceptional presentation, this is a fantastic opportunity to acquire a truly

Accommodation

Reception Room

11' 10" x 11' 2" (3.61m x 3.40m)

A beautifully presented reception room offering a stylish and comfortable space in which to relax and unwind. The room benefits from a large bay window, allowing an abundance of natural light to flow throughout while creating a bright and welcoming atmosphere.

Finished to a high standard with contemporary décor and quality fittings, this versatile living space provides ample room for lounge furniture and features attractive modern touches throughout. Combining comfort and elegance, this impressive reception room is ideal for both everyday living and entertaining guests.

Kitchen/Lounge/Diner

Irregular Shaped Room 25' 11" maximum x 17' 9" maximum (7.90m maximum x 5.41m)

A stunning open-plan kitchen, dining and family space that undoubtedly forms the heart of the home. Flooded with natural light from the impressive roof lantern and large sliding patio doors, the room offers a bright and contemporary setting perfectly suited to modern family living.

The sleek, high-specification kitchen features a range of stylish wall and base units, complemented by quality work surfaces and a central island providing additional storage, preparation space and casual seating. The spacious family area creates a welcoming environment for both relaxing and entertaining, with seamless access to the rear garden and decked seating area.





Finished to an exceptional standard throughout, this impressive space effortlessly combines style, practicality and sociable living, making it a standout feature of this beautiful family home.

Shower Room

7' 7" x 2' 9" (2.31m x 0.84m)
A modern and well-presented ground floor cloakroom, fitted with a contemporary two-piece suite. Finished in a clean and stylish manner, this practical space provides added convenience for both residents and guests.

Bathroom

Offering the perfect place to relax and unwind, this impressive bathroom combines modern elegance with everyday convenience, creating a stylish and inviting space that complements the high standard of accommodation found throughout the home.

Bedroom 1

18' 1" x 9' 10" (5.51m x 3.00m)
A beautifully presented and generously proportioned principal bedroom offering a bright and airy atmosphere throughout. Tastefully decorated and maintained to a high standard, the room provides ample space for freestanding furniture and enjoys the added benefit of a charming private balcony, perfect



for taking in the surrounding views. Creating an ideal retreat, this impressive bedroom combines comfort, space and style in equal measure.

On Suite

A stylish and contemporary en-suite shower room, beautifully finished with modern fittings and high-quality fixtures throughout. Designed to provide both comfort and convenience, the space offers a sleek and elegant feel, featuring a contemporary suite and tasteful décor.

Serving the principal bedroom, this impressive en-suite adds a touch of luxury to everyday living, creating a practical and private space that complements the high standard of accommodation found throughout the home.

Bedroom 2

13' 1" x 11' 2" (3.99m x 3.40m)
A spacious and beautifully presented double bedroom, offering a bright and tranquil retreat. Situated on the second floor, the room benefits from generous proportions and a versatile layout, providing ample space for a range of bedroom furniture as well as a study or dressing area.

Tastefully decorated in neutral tones and flooded with natural light from the Velux window, the room enjoys a



bright and airy feel throughout. Finished to a high standard, this impressive bedroom combines comfort, style and practicality, making it an ideal guest room, teenager's bedroom or additional principal bedroom.

Bedroom 3

11' 10" x 11' 2" (3.61m x 3.40m)
A generously proportioned double bedroom, beautifully presented and flooded with natural light from the attractive bay window. Offering ample space for a range of bedroom furniture, the room provides a bright and comfortable environment, ideal for family living.

Tastefully decorated in neutral tones and finished to a high standard throughout, this inviting bedroom benefits from a pleasant outlook and a spacious layout. Combining comfort, style and practicality, it represents an excellent guest room, teenager's bedroom or additional double bedroom within this impressive family home.

Bedroom 4

8' 6" x 6' 7" (2.59m x 2.01m)
A well-presented and versatile bedroom, currently arranged as a comfortable guest room and home office. Benefiting from a large window that allows plenty of natural light to flood the room, the space enjoys a bright and airy feel throughout.



Beautifully decorated in neutral tones, the room offers flexibility to suit a variety of needs, whether as a bedroom, nursery, dressing room or study. Finished to a high standard and featuring useful built-in workspace, this attractive room provides both practicality and comfort, making it an ideal addition to this impressive family home.

Garage

22' 4" x 8' 10" (6.81m x 2.69m)



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Total floor area 159.4 m² (1,716 sq.ft.) approx

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