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Adrian Close, Porthcawl

offers in the region of £650,000

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About the property

Situated in a desirable residential area of Porthcawl, this beautifully maintained five-bedroom family home offers exceptionally spacious and versatile accommodation, perfect for modern family living.

The property features two generous reception rooms, providing excellent space for both relaxation and entertaining. A lovely conservatory overlooks the garden, creating a bright and welcoming additional living area that can be enjoyed throughout the year. An exceptionally large kitchen room designed with practicality in mind, featuring extensive storage potential, ideal for busy family life, this well-proportioned room provides excellent functionality while complementing the home's spacious layout. The well-appointed utility room complements the spacious layout, while upstairs there are five well-proportioned bedrooms and a family bathroom, making this an ideal home for growing families.

Externally, the property continues to impress with a substantial and beautifully south facing garden, offering plenty of space for children to play, outdoor dining, and summer entertaining. To the front, there is ample off-road parking and a garage, providing excellent storage and secure parking options.

Ideally located within easy reach of Porthcawl's stunning coastline, local amenities, schools, and transport links, this wonderful home combines space,

Accommodation

Reception Room

Irregular Shaped Room 29' 2" x 21' 8" (8.89m x 6.60m)

A beautifully spacious and inviting lounge, perfect for both everyday living and entertaining. The room features an attractive fireplace creating a focal point to the space, while large patio doors allow an abundance of natural light to flow through and provide views of the garden. Offering ample space for a range of furniture, this comfortable reception room benefits from a warm and welcoming atmosphere, making it an ideal setting for relaxing with family and friends.

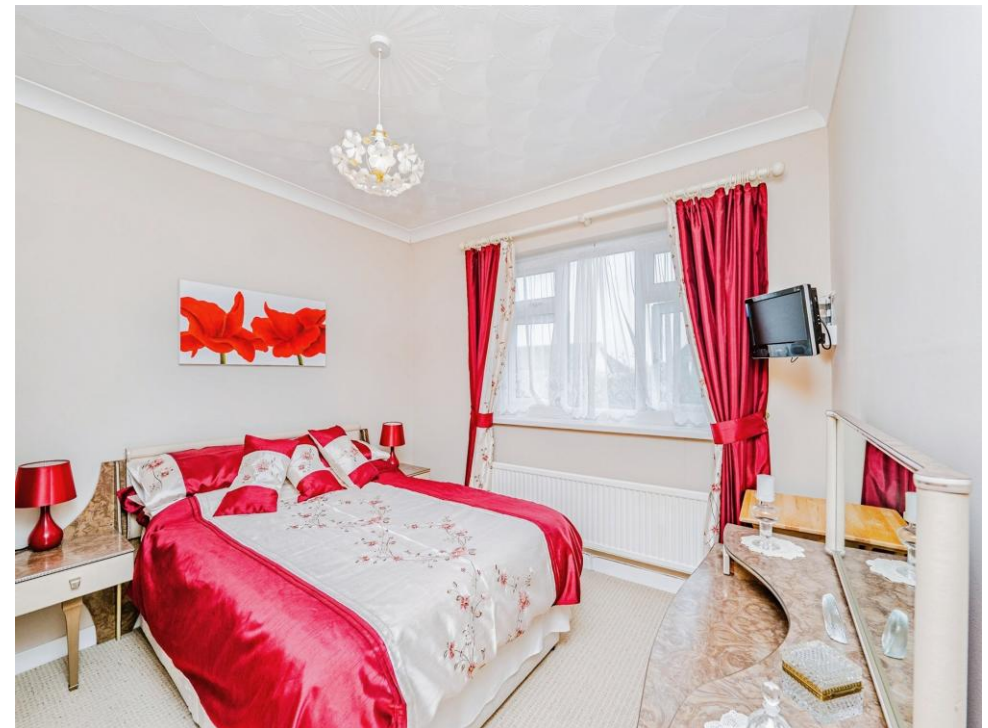
Kitchen

14' 9" x 11' 6" (4.50m x 3.51m)

A stylish and spacious kitchen/diner fitted with a comprehensive range of modern high-gloss wall and base units, complemented by contrasting work surfaces and contemporary tiled splashbacks. The kitchen features a range-style cooker with extractor hood, inset sink and drainer, and ample cupboard and worktop space for everyday cooking and entertaining. A central dining area provides space for family dining, while the dual-aspect layout allows for an abundance of natural light, creating a bright and welcoming atmosphere. Finished with tiled flooring and offering direct access to the rear of the property, this impressive room forms the heart of the home. The room also benefits from underfloor heating, providing enhanced comfort and warmth throughout.

Utility Room

8' 2" x 7' 10" (2.49m x 2.39m)





A practical and well-presented utility room fitted with a range of modern high-gloss wall and base units, complemented by contrasting work surfaces and tiled splashbacks. The room incorporates a stainless steel sink and drainer with space and plumbing for both a washing machine and tumble dryer. A window provides natural light, while the generous storage and workspace make this an ideal addition for everyday household needs. The room also benefits from underfloor heating, providing added comfort and warmth.

Conservatory

24' 11" x 11' 2" (7.59m x 3.40m)
This generous conservatory creates a wonderful extension to the home, combining dining and lounge areas in a light-filled setting. Surrounded by large windows that frame views of the garden, the room offers a peaceful place to enjoy morning coffee, family meals, or quiet evenings. The patio doors seamlessly connect indoor and outdoor living, making it an excellent space for entertaining throughout the seasons.

W.C

A stylish and well-presented ground floor cloakroom fitted with a contemporary low-level WC. The room features attractive modern tiling, an obscured window providing natural light while maintaining privacy, and useful display shelving. Conveniently located and



finished to a good standard, this practical addition is ideal for both family living and visiting guests.

Garage

18' 1" x 15' 9" (5.51m x 4.80m)
Featuring an automated roller-shutter door for convenience and security. The garage also benefits from eaves storage, providing valuable additional space for household items, tools, or seasonal belongings.

Bedroom 1

14' 5" x 10' 2" (4.39m x 3.10m)
A spacious and beautifully presented principal bedroom featuring a comprehensive range of fitted wardrobes, overhead storage, and matching bedroom furniture, providing excellent storage solutions while maximising floor space. The room benefits from a large window allowing plenty of natural light to flow through, creating a bright and welcoming atmosphere. An attractive archway leads to a dedicated dressing area, adding a touch of luxury and practicality. A generous double bedroom, perfectly suited as a comfortable and relaxing retreat.

Dressing Room

7' 10" x 6' 11" (2.39m x 2.11m)



Accessed directly from the principal bedroom, this well-appointed dressing room provides a dedicated space for preparing and storage. Featuring fitted furniture including drawer units and a dressing table area, the room offers excellent practicality while maintaining a bright and elegant feel. A window allows natural light to fill the space, creating an ideal environment for dressing and personal grooming. A superb addition to the principal suite, enhancing both convenience and luxury.

En-Suite

8' 11" x 5' 11" (2.72m x 1.80m)
A well-appointed en-suite shower room serving the principal bedroom, fitted with a three-piece suite comprising a walk-in shower enclosure, pedestal wash hand basin, and low-level WC. The room benefits from attractive tiled walls, fitted storage units providing practical cupboard space, and an obscured window allowing natural light while maintaining privacy. A bright and functional space designed for everyday convenience.

Bedroom 2

15' 9" x 8' 6" (4.80m x 2.59m)
A spacious and versatile double bedroom, beautifully presented and benefiting from a large window that fills the room with natural light. The room offers ample space for a double bed and additional furniture, while the



unique layout provides useful eaves storage and added character. Finished in neutral tones with wood-effect flooring, this well-proportioned room would make an ideal guest bedroom, teenager's room, or comfortable sleeping accommodation for family members.

Bedroom 3

Irregular Shaped Room 10' 10" x 10' 6" (3.30m x 3.20m)

A spacious and well-presented double bedroom offering comfortable and versatile accommodation. The room benefits from a large window allowing plenty of natural light to create a bright and airy feel, while there is ample space for a range of bedroom furniture. The room also benefits from fitted wardrobes, providing excellent built-in storage and helping to maximise floor space. Finished in neutral tones and enjoying a pleasant outlook, this attractive bedroom is ideal for family members or guests and provides a peaceful retreat within the home.

Bedroom 4

12' 10" x 8' 2" (3.91m x 2.49m)

A generously sized double bedroom enjoying a bright and peaceful aspect. The room benefits from fitted wardrobes providing excellent storage, while a large window allows for plenty of natural light. Offering ample space for a double bed and additional bedroom



furniture, this well-presented room provides comfortable accommodation for family members or guests and is finished in neutral décor, creating a warm and inviting atmosphere.

Bedroom 5

8' 6" x 7' 7" (2.59m x 2.31m)

A versatile room currently utilised as a home office, offering flexibility to suit a variety of needs including a fifth bedroom, study, nursery, or hobby room. The room benefits from a window providing natural light, creating a bright and comfortable working environment. Well-proportioned and neatly presented, this adaptable space is ideal for modern family living and those requiring dedicated home-working accommodation.

Shower Room

9' 10" x 8' 2" (3.00m x 2.49m)

A modern and well-presented shower room fitted with a contemporary three-piece suite comprising a corner shower enclosure, vanity wash hand basin with storage beneath, and a low-level WC. The room is finished with attractive tiled walls, complemented by a heated towel rail and an obscured window providing natural light while maintaining privacy. A stylish and practical space designed for everyday comfort and convenience.





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Ground Floor



First Floor

Total floor area 248.2 m² (2,672 sq.ft.) approx

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.propertybox.io



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