



Sanderling Way
, Porthcawl, CF36 3TD

Price £800,000



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Situated on the exclusive Redrow built development of similar properties and within close proximity of the famous, blue flag awarding beach at Rest Bay and The Royal Porthcawl Golf Club. The town itself boasts a beautiful promenade with many acknowledged and renowned restaurants and boutique shops.

Entrance hall with a feature staircase with double doors to the drawing room with feature wood burner. There is a Sitting Room plus a cloakroom also located off the hall. The rear of the property is open plan with living room, breakfast room and kitchen. The kitchen is fitted with a range of units with granite worktop space over, built in dishwasher, microwave and an American style fridge freezer plus range cooker. The Island unit has a granite worktop and a breakfast bar. On the first floor a galleried landing provides access to the first floor accommodation. The master bedroom has built in wardrobes and an en-suite bathroom. The guest bedroom also has an en-suite shower room and built in wardrobes. There are three further bedrooms along with the family bathroom which is fitted with a four piece suite comprising of bath, shower enclosure, wash hand basin and wc.

Externally there is an enclosed garden to the rear laid to lawn with plant borders and Indian sandstone patio for alfresco entertaining. The front garden area is open plan with hedgerow and planting. A detached double garage is located to the rear with block paved driveway providing off road parking for several vehicles dependant upon size. Viewing is highly recommended.





Floor 0

Kitchen
12'7" x 14'9"
3.84 x 4.52 m

Kitchen
13'0" x 10'11"
3.97 x 3.33 m

Living Room
14'9" x 10'10"
4.50 x 3.31 m

Living Room
14'9" x 21'1"
4.49 x 6.43 m

Living Room
12'3" x 11'10"
3.81 x 3.61 m

Utility Room
8'2" x 6'6"
2.48 x 1.98 m

Hallway
12'2" x 11'9"
3.66 x 3.58 m

WC
3'11" x 5'9"
1.22 x 1.76 m

Floor 1

Bedroom
13'4" x 12'6"
4.07 x 3.83 m

Bedroom
12'2" x 10'10"
3.71 x 3.32 m

Bedroom
12'8" x 13'9"
3.86 x 4.20 m

Bedroom
12'7" x 9'8"
3.84 x 2.95 m

Bedroom
14'10" x 10'11"
4.54 x 3.33 m

Bathroom
9'8" x 3'6"
2.96 x 1.09 m

Bathroom
9'8" x 6'10"
2.96 x 2.09 m

Bathroom
10'11" x 7'1"
3.34 x 2.18 m

Landing
16'3" x 11'8"
4.95 x 3.57 m

Approximate total area⁽¹⁾

2314.04 ft²
214.98 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

An aerial satellite view of a coastal region. On the left, there is a body of water with a reddish-brown hue. A rocky coastline runs along the water's edge. To the right of the coast is a green, vegetated area, possibly a park or reserve, with some paths and structures. Further inland, a dense urban area with numerous buildings and streets is visible. A blue location pin is placed on the boundary between the green area and the urban area. The Google logo is partially visible in the bottom left corner, and copyright text is at the bottom.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		74	81
England & Wales		EU Directive 2002/91/EC	

Please contact our McHattons - Porthcawl Office on 01656 331577 if you wish to arrange a viewing appointment for this property or require further information.

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