



Anchorage, Hutchwns Close
Porthcawl, CF36 3LD

Watts
& Morgan



Anchorage, Hutchwns Close

Porthcawl CF36 3LD

£750,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A spacious four-bedroom detached bungalow set in a highly sought-after location in Porthcawl, just a short walk from the seafront and Rest Bay Beach. Positioned on a generous plot, this beautifully modernised home is offered to the market with no onward chain, presenting a rare opportunity in this desirable coastal area. There is huge potential for further extensions or development subject to planning. The accommodation comprises an entrance hallway, lounge, kitchen/dining room, conservatory, principal bedroom with en-suite shower room, three further well-proportioned bedrooms and a family bathroom. Externally, the property enjoys a generous plot, featuring a private driveway with off-road parking for multiple vehicles, landscaped front and rear gardens and a detached double garage offering further potential. Chain free.

Directions

Bridgend - 6.0 Miles Cardiff - 28.0 Miles Swansea - 17.0 Miles J37 of the M4 - 4.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

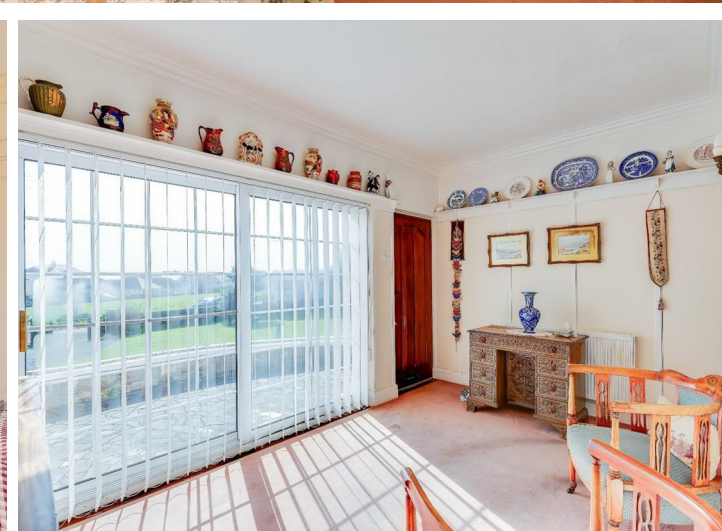
Entered through a solid wood front door, the property opens into a welcoming entrance hallway with carpeted flooring, two generous built-in storage cupboards and sliding doors that open onto a front seating area overlooking the grounds. The open-plan kitchen/dining room is fitted with a range of coordinating wall and base units, complementary work surfaces, tiled splashbacks and tiled flooring. Windows to the side and rear provide plenty of natural light. There is space for a freestanding fridge-freezer and dishwasher, along with ample room for a breakfast table. Integrated appliances include a 4-ring gas hob with oven, grill and stainless-steel extractor hood. The conservatory/sun room features tiled flooring, windows overlooking the rear garden, double doors and an additional fully glazed door opening directly outside. The dining room is a spacious reception area with carpeted flooring and a side-facing window, flowing naturally into the main living room. The main living room is a generous, light-filled space with windows to the front and side aspects, carpeted flooring, a central feature fireplace and a door returning to the hallway. The inner hallway provides access to the loft hatch, which includes a pull-down ladder, lighting and boarding for storage. Bedroom One is a spacious double bedroom with a front-facing window and carpeted flooring. It leads into an en-suite shower room fitted with a walk-in double shower, WC and wash-hand basin, with tiled walls, carpeted flooring and an obscure rear window. Bedroom Two is another generous double bedroom with built-in wardrobes, carpeted flooring and a front-facing window. Bedroom Three is a comfortable single room with carpeted flooring and a rear-facing window. Bedroom Four is a further well-proportioned bedroom with carpeted flooring and a rear-facing window. The family bathroom is fitted with a three-piece suite comprising a bathtub, WC and wash-hand basin, finished with tiled walls, carpeted flooring and a rear-facing window.

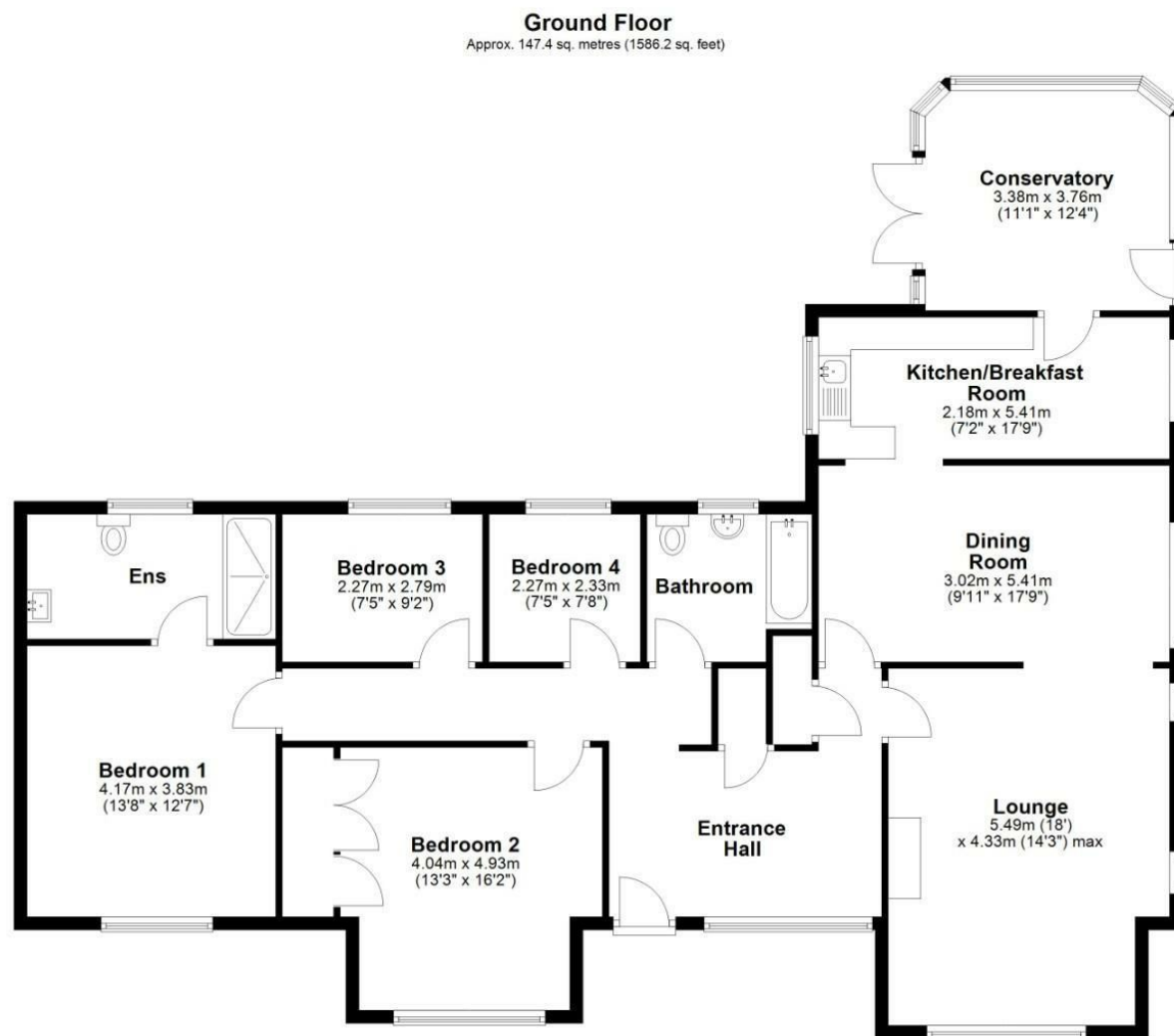
GARDENS AND GROUNDS

Approached off Hutchwns Close, Anchorage occupies a generous corner plot with an impressive frontage. A private driveway provides off-road parking for multiple vehicles and leads to the detached double garage, complete with an electric door, vaulted ceiling and additional storage space. The grounds are predominantly laid to lawn, wrapping around the property to the rear where a landscaped section features stone chippings and an attractive array of colourful shrubs and flowers, creating a charming and low-maintenance outdoor space.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "D". Council Tax Band "F".

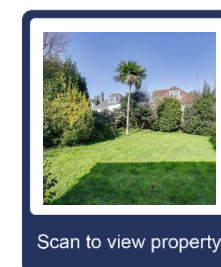




Total area: approx. 147.4 sq. metres (1586.2 sq. feet)



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		
	63	74
England & Wales EU Directive 2002/91/EC		



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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