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Beech Grove, PORTHCAWL

offers in the region of £600,000

 peter
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About the property

An exceptional three-bedroom executive residence, ideally positioned within a quiet cul-de-sac in the heart of Newton Village, Porthcawl, and offered for sale with no onward chain.

Set on a generous corner plot, this impressive home benefits from a gated driveway providing ample parking for multiple vehicles, along with extensive, well-maintained lawns-perfect for outdoor entertaining or simply relaxing in a private setting.

Internally, the property offers spacious and versatile living accommodation, including two well-proportioned reception rooms and a bright conservatory, creating an ideal space for both family living and hosting guests. The kitchen features ample workspace and a dedicated dining area, complemented by a modern family bathroom.

The property boasts three bedrooms, with the principal bedroom having been thoughtfully reconfigured from two rooms into one substantial master suite, complete with en suite facilities. This space offers flexibility for future development, with the option to reinstate a fourth bedroom if desired.

A rare opportunity to acquire a beautifully positioned home with generous outdoor space and significant potential, in one of Porthcawl's most sought-after residential areas. including the Sand Dunes, Newton Beach with local village amenities, shops and pubs and close by to Porthcawl Town Centre and sea front and convenient access via Junction 37 of the M4.

Accommodation

Lounge

16' 3" x 15' 9" (4.95m x 4.80m)

The main living room is a superb size reception room with two sets of windows overlooking the front, laminate flooring and a central feature gas fireplace and there is access to the loft hatch opening to a generous attic storage space.

Dining Room

15' 7" x 13' 10" (4.75m x 4.22m)

second reception room with laminate flooring, a gas fireplace with hearth and surround and windows overlooking the rear garden

Kitchen / Breakfast Room

17' 10" x 12' 1" (5.44m x 3.68m)

Sitting Room

11' 5" x 9' 2" (3.48m x 2.79m)

The sitting room is a great addition and opens into the conservatory. offers a great work space or even children's play area

Conservatory

10' 11" x 7' 9" (3.33m x 2.36m)

The perfect sun trap and useable all year round offering a quite space to reflect or unwind from the busy day

Bedroom One

16' 6" x 13' 10" (5.03m x 4.22m)

To the front of the property this extensive double room not only offers potential to be converted back but it it current forms offers space and natural light also offers ample storage with built in wardrobes. Bedroom one leads into an ensuite shower room fitted with a modern 3-piece suite





comprising of a walk-in shower enclosure, WC and wash-hand basin with tiling to the walls and flooring, spotlighting and a window to the rear.

Bedroom Two

12' 2" x 9' 9" (3.71m x 2.97m)
second double bedroom with fitted wardrobes, carpeted flooring and windows to the rear.

Bedroom Three

11' 5" x 6' 7" (3.48m x 2.01m)
Bedroom three benefits from laminate flooring, built-in wardrobes and windows to the front

Bathroom

7' 9" x 5' (2.36m x 1.52m)
The family bathroom is fitted with a 3-piece suite comprising of a whirlpool bathtub with overhead shower, WC and wash-hand basin with vinyl flooring, tiling the walls and window to the side





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Ground Floor



First Floor

Total floor area 152.9 m² (1,646 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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