



225 New Road, Porthcawl – CF36 5BG

Porthcawl

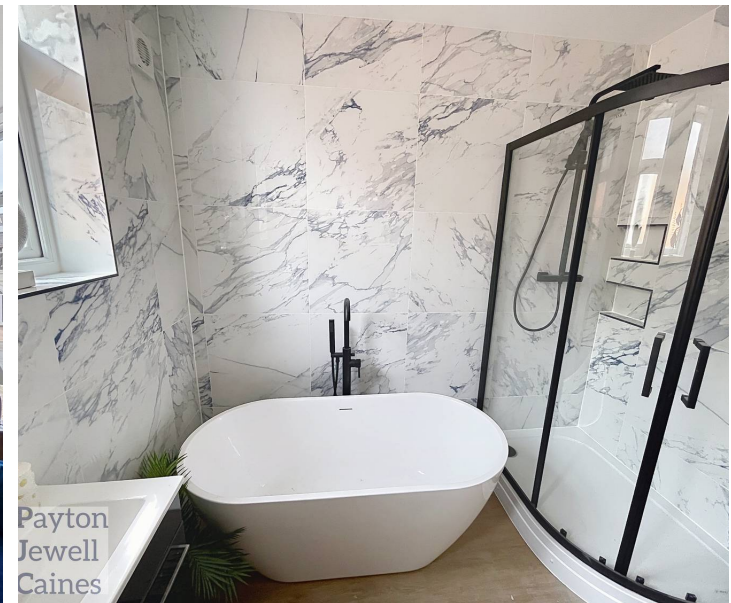
£425,000

225 New Road

Porthcawl

This impressive five double bedroom semi detached house is situated in the highly sought-after coastal town of Porthcawl, within close proximity to Newton Primary School, Newton sand dunes, Newton and Coney beach front and local amenities. Renovated throughout to a good standard, the property offers spacious and versatile accommodation ideal for modern family living. The ground floor comprises a welcoming entrance hall, two generous reception rooms (providing ample space for both relaxation and entertaining), kitchen and a convenient downstairs WC. Upstairs, the property boasts five well-proportioned double bedrooms, two of which benefit from en-suite facilities, while a third bedroom features its own private WC. The remaining bedrooms are served by a stylish four piece family bathroom suite (including a separate shower and bath). The property benefits from off road parking and a low maintenance rear garden. Early viewing is highly recommended to fully appreciate the size, layout, and standard of accommodation on offer.

- Five double bedroom Coastal semi-detached property
- Renovated throughout to a good standard
- Within close proximity to Newton Primary School
- Desirable location of Porthcawl coastal town
- Two reception rooms
- Downstairs WC
- Two bedrooms with en-suites and one bedroom with WC
- Four piece family bathroom suite
- Low maintenance rear garden and off road parking





Entrance

To the side of the property via glazed PVCu door into the hallway, smoke alarm, radiator and fitted carpet. Stairs leading to the first floor. PVCu window to the side elevation. Oak doors leading to the lounge, reception room 2 currently utilised as a dining room and a door to the kitchen. Under stairs storage housing new Ideal boiler.

Lounge

13' 9" x 15' 1" (4.20m x 4.60m)

Measurements into the bay. PVCu bay window overlooking the front of the property, further PVCu window, radiator and fitted carpet.

Reception 2/ Dining room

12' 6" x 10' 6" (3.80m x 3.20m)

Measurements into the alcove. PVCu window to the rear elevation, radiator and fitted carpet.

Kitchen

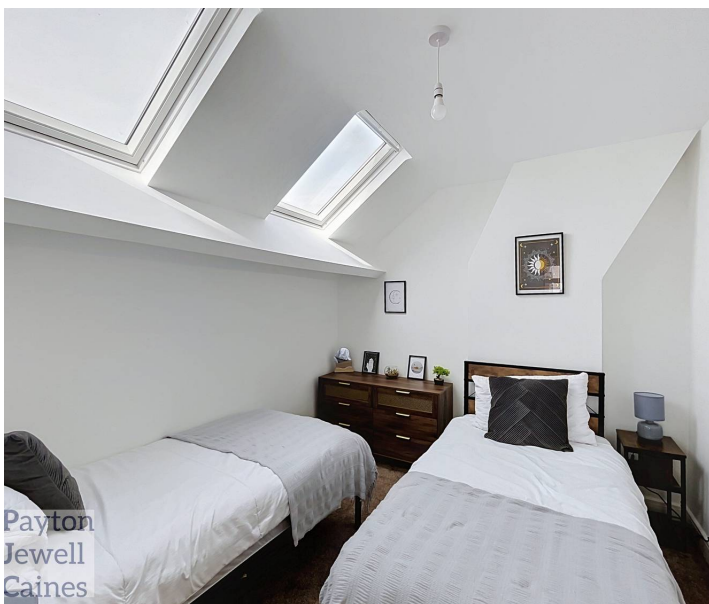
19' 8" x 11' 2" (6.00m x 3.40m)

Spot lights, smoke alarm, tiling to splash back areas, radiator, LVT wood effect flooring, four PVCu windows to either side elevation and PVCu frosted door leading to the side elevation. Newly fitted kitchen comprising a range of wall and base units with complementary wood effect laminate work surface. Stainless steel sink and drainer. Stainless steel oven, ceramic four ring hob and stainless steel hood extractor above. Island. Opening into the utility.

Utility

8' 2" x 4' 7" (2.50m x 1.40m)

Tiling to splash back areas, radiator and a continuation of the LVT wood effect flooring. Matching base units with complementary work surface. Space for freestanding washing machine and tumble dryer. Two PVCu windows to the rear elevation. Recessed shelving. Oak door leading to the WC.



Downstairs WC

4' 7" x 2' 7" (1.40m x 0.80m)

Marble effect tiled walls, frosted PVCu window to the rear elevation and a continuation of the LVT flooring. WC.

First floor landing

Via stairs with fitted carpet and balustrade. Split landing. PVCu window to the side elevation. Doors leading to three bedrooms and family bathroom. Stairs leading to the second floor.

Bedroom 1

13' 9" x 11' 6" (4.20m x 3.50m)

PVCu bay window overlooking the front of the property, radiator and fitted carpet. Oak door leading to the en-suite.

En-suite

8' 6" x 3' 7" (2.60m x 1.10m)

Measurements to the shower door. Spot lights, extractor, marble effect tiled walls, black towel rail, frosted PVCu window to the front elevation and LVT wood effect flooring. Three piece suite comprising low level WC, vanity sink unit with black mixer tap, black and glass bi-folding door leading to the shower cubicle housing a black shower with waterfall head, hand attachment and recessed shelf.

Bedroom 2

12' 6" x 9' 10" (3.80m x 3.00m)

Measurements into the alcove. PVCu window overlooking the rear elevation, radiator and fitted carpet.

Bedroom 3

11' 6" x 11' 2" (3.50m x 3.40m)

Measurements into the alcove. Narrowing to 2.5m. PVCu window overlooking the rear elevation, radiator and fitted carpet. Oak door leading to WC.

WC

6' 11" x 2' 4" (2.10m x 0.70m)

Spot light, extractor, fully tiled marble effect walls, black towel rail and LVT wood effect flooring. Two piece suite comprising low level WC and vanity sink unit with black mixer tap.

Family bathroom

7' 10" x 8' 2" (2.40m x 2.50m)

Spot lights, extractor, two frosted PVCu windows overlooking the side elevation, marble effect tiled walls, black wall mounted towel rail and LVT wood effect flooring. Four piece suite comprising low level WC, vanity sink unit with black mixer tap, off set quadrant shower cubicle with sliding doors housing a black rainforest shower head, hand attachment and recessed shelves, freestanding bath with black floor mounted mixer tap and hand attachment.

Second floor landing

Via stairs with fitted carpet and balustrade. Smoke alarm, PVCu window to the side elevation giving partial views over to Newton sand dunes. Oak doors leading to two further bedrooms.

Bedroom 4

12' 2" x 12' 2" (3.70m x 3.70m)

PVCu window overlooking the front elevation, radiator and fitted carpet. Oak door leading to the en-suite.

En-suite

6' 3" x 2' 7" (1.90m x 0.80m)

Measurements to the shower door. Spot lights, extractor, black towel rail, marble effect tiled walls and LVT wood effect flooring. Three piece suite comprising low level WC, vanity sink unit with black mixer tap and shower cubicle with glass bi-folding door housing a black shower with waterfall head, black hand attachment and recessed shelf.

Bedroom 5

10' 6" x 9' 2" (3.20m x 2.80m)

Measurements into the alcoves. Two Velux windows to the rear elevation, radiator and fitted carpet.

Outside

Low maintenance rear garden with gravel pathway, patio area ideal for garden furniture, power socket and an outside tap. Newly fitted wooden fencing surrounding the property. Gravel driveway suitable for parking two cars. Paving leading to the front door at the side of the property. Wooden gate leading to the rear of the property.





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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales



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