
5, Willow Close
Porthcawl, CF36 5AB
Watts
&Morgan



5, Willow Close

Porthcawl CF36 5AB

£399,950 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A beautifully presented three-bedroom detached bungalow situated in a sought-after area of Porthcawl, within easy walking distance of local amenities, shops, schools, and Porthcawl Town Centre, as well as nearby coastal walks and beaches.

The accommodation comprises an entrance hallway, a spacious living room, a well-appointed kitchen with access to the rear garden, three generously sized bedrooms, and a modern three-piece family bathroom.

Externally, the property benefits from a large driveway to the front, providing ample off-road parking for multiple vehicles beneath a carport, together with a substantial garage. The front garden also features a patio and lawned area. To the rear, there is an enclosed, low-maintenance garden with a lawn and patio, along with side access to the garage, a veranda with a hot tub, creating an ideal space for outdoor relaxation and entertaining.

Directions

* Porthcawl Town Centre - 1.7 Miles * Bridgend Town Centre- 5.5 miles * Cardiff City Centre - 30 Miles * J37 of the M4 - 3.7 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

The property is accessed via a uPVC front door opening into a bright and welcoming entrance hallway, featuring tiled flooring and providing access through to the living room.

The living room is a spacious and light-filled reception room, benefitting from a large front-facing window and an additional side window that allow an abundance of natural light to flow through. Finished with carpeted flooring, the room offers ample space for both lounge and dining furniture, creating a comfortable and versatile living environment.

The newly fitted kitchen is beautifully appointed with a stylish range of contemporary wall and base units, complemented by coordinating work surfaces. The room benefits from laminate flooring, a side-facing window allowing for plenty of natural light, and a newly installed uPVC door providing direct access to the rear garden. Integrated appliances include a dishwasher, washing machine, and fridge/freezer, creating a practical and well-designed space for modern living.

The spacious main bedroom is situated to the rear of the property and enjoys a peaceful outlook over the garden through a large rear-facing window. The room is finished with carpeted flooring and offers ample space for bedroom furnishings.

Bedroom two is another generously proportioned double bedroom, also benefiting from carpeted flooring and a large rear-facing window overlooking the garden. Bedroom three is a well-sized and versatile room, featuring carpeted flooring and a side-facing window, making it ideal as a bedroom or home office.

The contemporary family bathroom is beautifully presented and benefits from natural limestone floor tiles and a side-facing window providing natural light and ventilation. The suite comprises a wash hand basin, WC, and bath, all finished in a modern style.

GARDEN AND GROUNDS

Approached off Willow Close, Number 5 benefits from a generous frontage with a large driveway providing ample off-road parking for multiple vehicles beneath a covered carport, all enclosed by secure boundary walls. The property also features a substantial garage with convenient access through to the rear garden.
The front garden is attractively laid out with a combination of lawn and patio areas, providing an attractive outdoor space to the front of the property . To the rear, there is a fully enclosed, low-maintenance garden offering a private and versatile outdoor space. A gated side access leads to the front of the property, while a spacious side patio and additional rear patio provide excellent areas for outdoor dining and entertaining. The garden is further complemented by a lawned section and a Pergoda, beneath which sits a hot tub, creating the perfect space for relaxation throughout the year.

ADDITIONAL INFORMATION

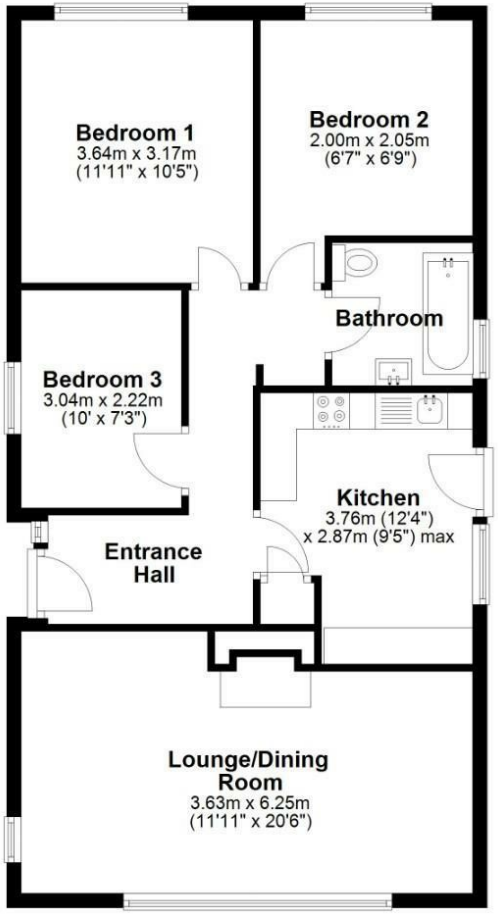
Freehold. All mains services connected. EPC Rating; ‘C’. Council Tax is Band 'E'.

AML

IMPORTANT NOTICE

Ground Floor

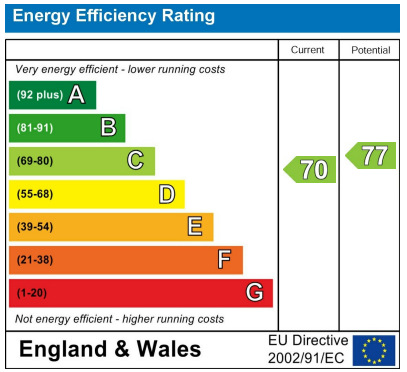
Approx. 74.9 sq. metres (806.2 sq. feet)

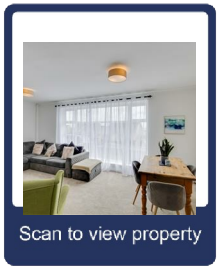


Total area: approx. 74.9 sq. metres (806.2 sq. feet)









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