38 The Rest, Rest Bay

Porthcawl, CF36 3UP

Watts & Morgan

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£550,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Beautifully presented throughout, this stylish two-bedroom ground floor apartment enjoys an enviable position in Rest Bay, offering wonderful views. Finished to a high standard, the property combines contemporary living with an exceptional location, providing excellent access to the M4 corridor, a wide range of local amenities, and is just a short stroll from the seafront and the renowned Royal Porthcawl Golf Club. Perfectly suited for those seeking a coastal lifestyle, this impressive apartment offers comfort, convenience, and spectacular surroundings.

The property briefly comprises, of entrance hallway, large open living/dining room and kitchen with a private patio, family bathroom, two double bedrooms, one with ensuite. Residents also benefit from two allocated parking spaces and use of the beautifully landscaped communal gardens, as well as a secure cycle store and bin store.

Directions

* Bridgend Town Centre - 7.9 Miles * Porthcawl Town Centre- 1.8 Miles * Cardiff City Centre - 30 Miles * J37 of the M4 - 4.3 Miles

Your local office: Bridgend
T 01656 644288 (1)
E bridgend@wattsandmorgan.co.uk

Summary of Accommodation

ABOUT THE PROPERTY

The apartment is entered via a composite front door into a welcoming entrance hallway, finished with stylish LVT flooring. The hallway benefits from a generous storage cupboard providing excellent practical storage. To the front of the apartment is the impressive open-plan living, dining and kitchen area, a bright and spacious room designed to make the most of its exceptional coastal setting. The living area enjoys an abundance of natural light through floor to celling sliding doors opening onto a private patio seating area perfect to take in the views. The living space features continuation of the LVT flooring with recessed spotlighting and has ample space for comfortable lounge furniture and dining furniture, creating the perfect setting for both relaxing and entertaining. The contemporary kitchen is beautifully appointed with a range of sleek wall and base units complemented by quality work surfaces, offering both style and functionality. Integrated appliances include a fridge/freezer, dishwasher, wine fridge, and Bosch double oven with integrated microwave. A generous breakfast bar provides additional worktop space and casual seating. The kitchen area benefits from a utility cupboard with space and plumbing for both a washing machine and tumble dryer. The family bathroom is beautifully presented and generously proportioned, finished with fully tiled walls and tiled flooring for a sleek, contemporary feel. It is fitted with a modern three-piece suite comprising a WC, wash hand basin, and a bath with a shower overhead. The main bedroom is a spacious and relaxing retreat, featuring carpeted flooring, two large floor to ceiling windows that fills the room with natural light with fitted wooden shutters, and a built-in wardrobe providing excellent storage. The en-suite shower room is finished to a high standard with fully tiled walls and flooring and comprises a modern three-piece suite including a WC, wash hand basin, and a generous walk-in shower. Bedroom two is another well-proportioned double room, complete with carpeted flooring, two large floor-to-ceiling windows with fitted wooden shutters and a built-in wardrobe.

GARDENS AND GROUNDS

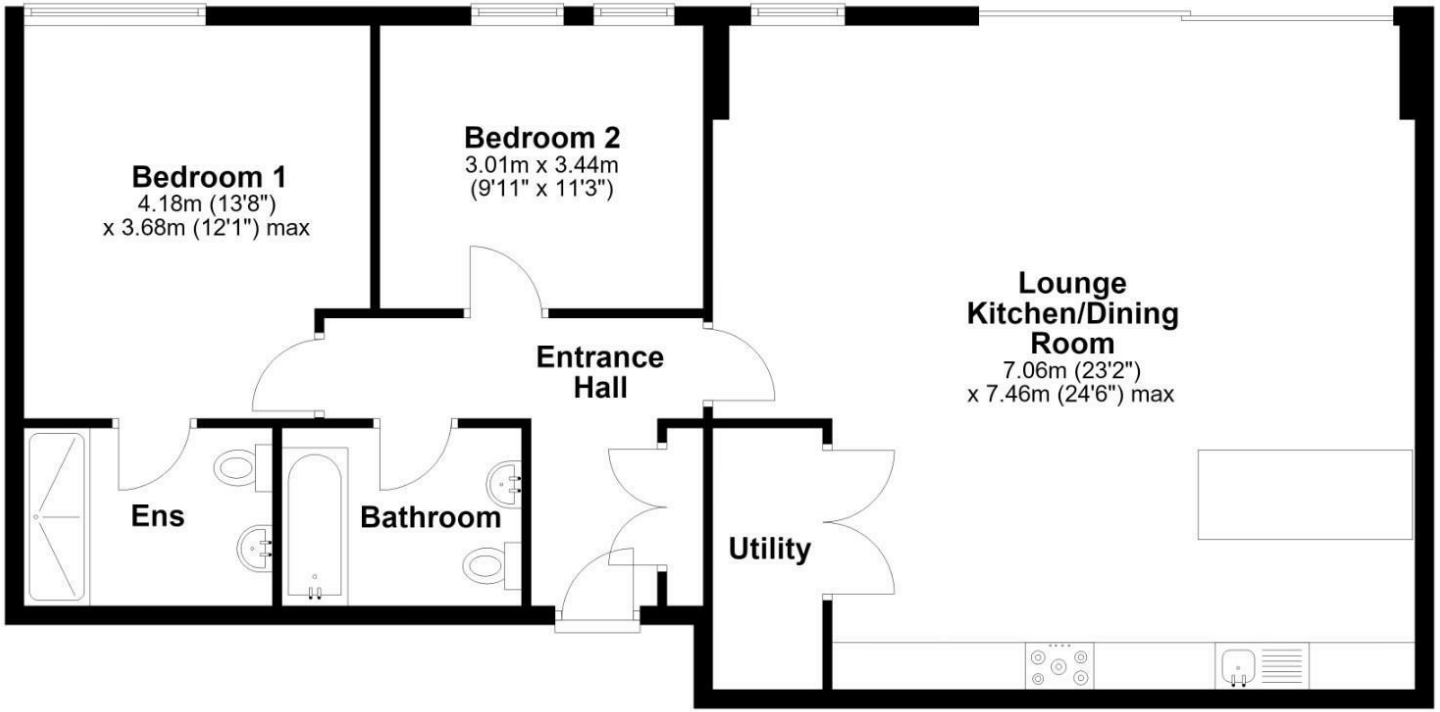
The development is set within beautifully maintained communal grounds, offering residents attractive landscaped gardens that create a peaceful and welcoming environment. Perfectly positioned to take advantage of the stunning coastal setting, the grounds enjoy delightful views across the surrounding scenery, including the sea and neighbouring golf course, providing an idyllic place to relax and appreciate the exceptional location. Residents also benefit from two allocated parking spaces with further allocated visitor spaces, lift access to selected apartments, as well as a secure cycle store and bin store and well maintained communal gardens.

ADDITIONAL INFORMATION

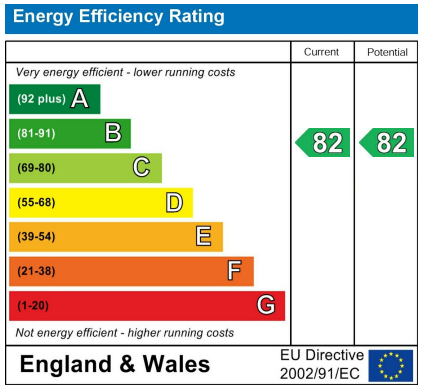
Leasehold - 243 years remaining
EPC Rating - B
Council Tax band- F
Ground Rent - £0
Service Charge - £3097.72 per annum

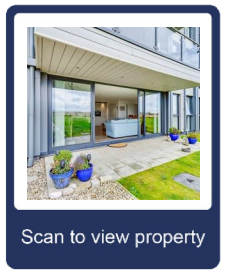
Ground Floor

Approx. 97.8 sq. metres (1052.9 sq. feet)



Total area: approx. 97.8 sq. metres (1052.9 sq. feet)





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.

Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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