
14, Beach Road
Porthcawl, CF36 5NH
Watts
&Morgan



14, Beach Road

Porthcawl CF36 5NH

£584,950 Freehold

4 Bedrooms | 4 Bathrooms | 2 Reception Rooms

*NO CHAIN * A beautifully presented four-bedroom semi-detached family home situated in a highly sought-after location on Beach Road, only a stone's throw from Newton Beach. Enjoying sea views and thoughtfully modernised by the current owners, this impressive property offers spacious and versatile accommodation arranged over three floors. The accommodation briefly comprises an entrance hallway, living room, dining room, kitchen/breakfast room, utility room, and a ground-floor shower room. To the first floor are three bedrooms, including a generous double bedroom with en-suite shower room, together with a stylish contemporary shower room. The second floor is dedicated to the impressive principal bedroom suite, featuring a walk-in dressing room and a modern bathroom. Externally, the property benefits from a private driveway providing ample off-road parking, a single garage, and a generous enclosed rear garden.

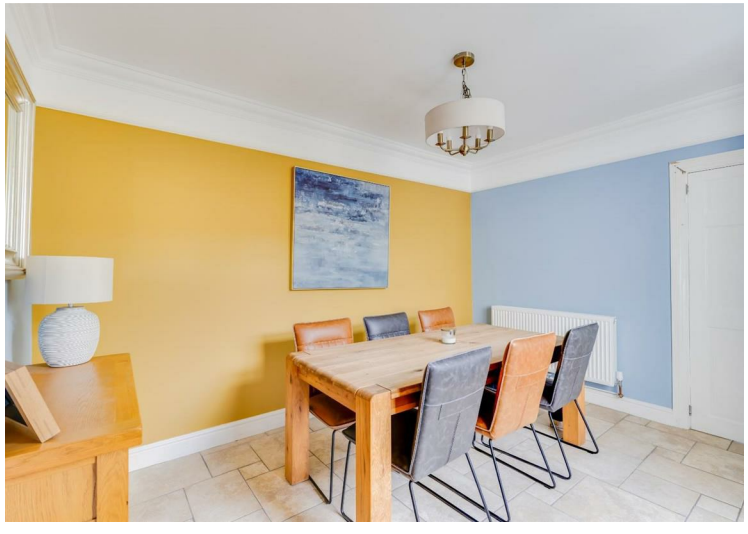
Directions

* Porthcawl - 1.5 Miles * Bridgend - 5.5 Miles * Cardiff - 29.0 Miles * Swansea - 21.5 Miles *J35 of the M4 Motorway - 4.4 Miles

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













Summary of Accommodation

ABOUT THE PROPERTY

Entered via a newly fitted composite front door into an entrance vestibule with ceramic tiled flooring, a PVC double-glazed window to the side elevation, and an archway opening into the welcoming main hallway. The hallway continues with ceramic tiled flooring, coving to the ceiling, and a useful understairs storage cupboard. The ground-floor shower room is fitted with a three-piece suite comprising a low-level WC, wall-mounted wash hand basin, and shower enclosure. Additional features include ceramic tiled flooring, fully tiled walls, an extractor fan, spotlighting, a side-facing window, and a heated towel rail. Positioned to the front of the property is the principal living room, an impressive L-shaped reception room featuring two double-glazed windows to the front elevation, including a bay window, exposed wooden floorboards, and an original cast iron fireplace with a gas living-flame fire. The dining room provides a versatile second reception room with ceramic tiled flooring and a side-facing window, leading through to the kitchen/breakfast room. This spacious area benefits from ceramic tiled flooring with underfloor heating, sliding doors opening onto the rear garden, and ample space for a freestanding dining table. The kitchen is fitted with a range of coordinating shaker-style wall and base units with complementary wooden work surfaces and spotlighting. Integrated appliances include a gas hob with extractor hood over, Neff oven and grill, fridge/freezer, and dishwasher. A door from the kitchen leads into the utility room, which provides additional work surface space and plumbing for two appliances. The utility room also gives access to a large built-in pantry cupboard, offering excellent storage solutions.

The first-floor landing features fitted carpeting, a side-facing window allowing natural light to flood the space, and provides access to all first-floor rooms. A staircase rises to the second-floor accommodation. Bedroom Two is a generous double bedroom positioned to the front of the property, benefiting from a large bay window, fitted carpeting, built-in wardrobes, and access to a private en-suite shower room. The en-suite is fitted with a modern three-piece suite comprising a double walk-in shower with glass screen, low-level WC, and wash hand basin. The room is finished with tiled walls and flooring and benefits from a front-facing window. Bedroom Three is another well-proportioned double bedroom with fitted carpeting and a window overlooking the rear garden. Bedroom Four enjoys fitted carpeting, built-in storage, and a side-facing window. Completing the first-floor accommodation is a contemporary shower room, fitted with a three-piece suite comprising a double walk-in shower with glass screen, low-level WC, and wash hand basin. The room features LVT flooring, tiled walls, and a side-facing window providing natural light and ventilation.

The second-floor landing benefits from a large side-facing window enjoying attractive sea views and provides access to a versatile walk-in wardrobe/dressing room, offering excellent additional storage space. Bedroom One is a spacious principal bedroom featuring fitted wardrobes with overhead storage, wooden flooring, and large front-facing windows that enjoy views towards Newton Beach and Newton Green. Completing the accommodation is the family bathroom, which has been recently fitted with a stylish contemporary three-piece suite comprising a freestanding bath, low-level WC, and a wash hand basin set within a vanity unit. The bathroom is finished with LVT flooring, partially tiled walls, and a rear-facing window fitted with integrated blinds.

GARDENS AND GROUNDS

Approached via Beach Road, No. 14 benefits from a private driveway providing ample off-road parking for several vehicles and leading to a single garage. To the rear, the property enjoys a fully enclosed and landscaped garden, featuring a generous patio area ideal for outdoor dining and entertaining, with the remainder laid to lawn. The garden benefits from a private and secluded aspect, backing onto mature woodland and tall trees beyond.

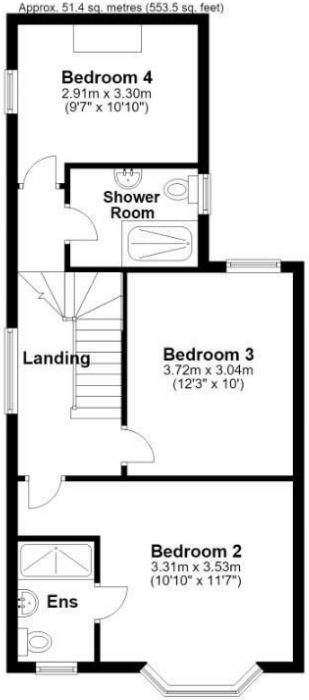
ADDITIONAL INFORMATION

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

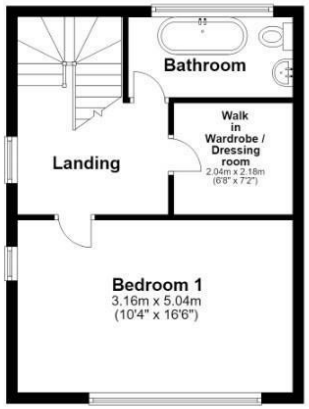
Ground Floor
Approx. 107.5 sq. metres (1157.6 sq. feet)



First Floor
Approx. 51.4 sq. metres (553.5 sq. feet)



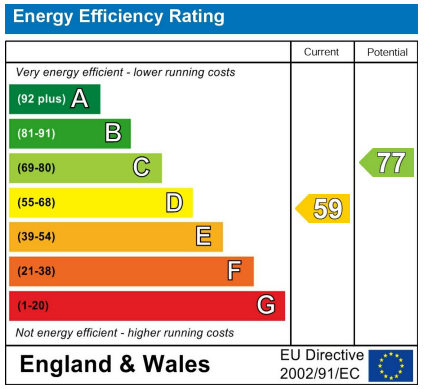
Second Floor
Approx. 34.7 sq. metres (373.0 sq. feet)

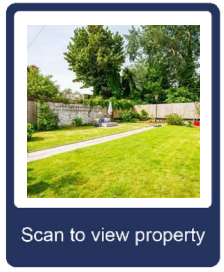


Total area: approx. 193.6 sq. metres (2084.0 sq. feet)









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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