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Beach Road, PORTHCAWL

£625,000

 peter  
alan

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## About the property

PA Black Porthcawl are delighted to present to market this immaculately presented five-bedroom detached residence, situated on the highly sought-after Beach Road in Newton. Set on a generous plot, the property is just a short stroll from the seafront and enjoys uninterrupted views over the stunning Newton sand dunes to the rear.

A pair of double gates open onto a spacious block-paved driveway, offering ample off-road parking and access to a detached garage. The beautifully maintained rear garden features a combination of lawned areas and multiple patio seating spots, all framed by mature plants and shrubs, creating a peaceful and private outdoor retreat that backs directly onto the dunes.

Internally, the home offers a thoughtful and flowing layout. The entrance porch leads into an expansive open-plan lounge, dining, and sitting area to the front, perfect for both everyday living and entertaining. To the rear, the heart of the home lies in the well-appointed kitchen/breakfast room, which seamlessly connects to a second dining area and bright conservatory, making the most of the garden and dune views.

## Accommodation

### Ground Floor

#### Entrance Hall

To the front of the property enter into a light and welcoming entrance porch with internal door to the open plan lounge.

#### Lounge

13' 11" x 12' 11" ( 4.24m x 3.94m )

#### Dining Room

13' 11" Max x 9' 11" ( 4.24m Max x 3.02m )

#### Snug

13' 11" x 8' 11" ( 4.24m x 2.72m )

#### Kitchen

To the rear of the property and the real heart of this family home is the open plan kitchen. Fitted with wall and base units and offering ample work surface space and storage area and a range of fitted appliances. A central breakfast island offers further storage and an excellent area for entertaining guests. To the side is an open plan sitting / dining area with double French door which open to the rear garden. An inner hall gives access to a utility room, ground floor cloakroom and also access to the conservatory.

#### Dining / Sitting Area

8' x 8' 2" ( 2.44m x 2.49m )

#### Conservatory

12' 8" x 7' 8" ( 3.86m x 2.34m )





## First Floor

### Landing

### Bedroom One

13' 11" Max x 13' 4" Max ( 4.24m Max x 4.06m Max )

### En Suite

Three piece suite comprising of bath with central mixer tap, low level wc and wash basin. Floor and half wall tiling.

### Bedroom Two

12' 9" x 9' ( 3.89m x 2.74m )

### Bedroom Three

13' 7" x 9' 6" ( 4.14m x 2.90m )

### Bedroom Four

8' 11" x 10' 10" ( 2.72m x 3.30m )

### Bedroom Five

8' 4" x 8' 10" ( 2.54m x 2.69m )

### Family Shower Room





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