



5 South Road  
Porthcawl  
CF36 3DH

# 5 South Road, Porthcawl, CF36 3DH

## £164,950 - Freehold

18062

### DESCRIPTION

A New Build Architecturally Designed Detached Property. Located close to the Town Centre which offers a number of seafront restaurants, a variety of shops, and a supermarket. The beautiful sandy beaches are within an easy walk along with the new marina built within the old working harbour. The Property Has Been Finished To The Highest Standard With Many Handcrafted Features Throughout. Located Conveniently For Porthcawl Town Centre. Being Sold With No Onward Chain. The Property Briefly Comprises; An Open Plan Lounge/Diner/Kitchen, Bathroom, Two Double Bedrooms & An En-Suite. To The Rear Of The Property Is A Paved Courtyard Garden. EPC Rating: 'C'.

### DIRECTIONS

Leaving the M4 Motorway at Junction 37 follow the A4229 in the direction of Porthcawl. At the first roundabout take the second exit. At the second roundabout take the third exit. At the next roundabout take the third exit onto Fulmar Road and take the first turning left onto South Road. Continue along this road towards Porthcawl Town Centre where number 5 will be located on the right hand side just after the turning for Philadelphia Road.

### ACCOMMODATION

Entered through an obscured double glazed composite door into:

#### OPEN PLAN LOUNGE/KITCHEN/DINER

This spacious open plan space provides ample space for freestanding dining and living furniture and benefits from a double glazed uPVC window to the front elevation, central heating radiator, central ceiling light point and engineered oak wood flooring. The Kitchen area has been comprehensively fitted with a range of base and wall units with soft close cabinets and drawers, and a laminate work surface with an inset bowl and a half stainless steel drainer sink. Integrated appliances to remain include; 'CDA' electric oven, 'CDA' four ring gas hob with contemporary stainless steel and glass extractor hood over. Cupboard houses a wall mounted 'Viessmann' gas central boiler. Space and plumbing has been provided for a freestanding washing machine and fridge freezer. The Kitchen area further benefits from tiled

splashbacks, continuation of the engineered oak wood flooring from the Lounge/Dining Area, a double glazed uPVC window to the rear elevation and an obscured double glazed uPVC door to the rear enclosed garden. A handcrafted carpeted staircase with oak hand rails lead to the First Floor Landing. Door leads to:-

#### BATHROOM

The Bathroom has been fitted with a three piece white suite comprising; panelled bath with thermostatic shower over, pedestal wash basin and low level dual flush WC. The Bathroom further benefits from tiled walls, tiled flooring, recessed ceiling spotlights, and a chrome effect heated towel rail.

#### FIRST FLOOR LANDING

The First Floor Landing is accessed via a handcrafted carpeted staircase from the Open Plan Lounge/Kitchen/Diner and benefits from a continuation of the carpeted flooring, central ceiling light point, central heating radiator, and an obscured double glazed uPVC window to the side elevation. Doors lead

to:-

#### BEDROOM ONE

Bedroom One is a spacious Master Bedroom located to the front of the property which benefits from carpeted flooring, central ceiling light point, central heating radiator. Double glazed uPVC patio doors provide access for a 'Juliette' balcony with partial sea views, and a double glazed uPVC window to the side elevation again with partial sea views and a 'Velux' window to the roof space. Door leads to:-

#### EN-SUITE

The En-Suite has been fitted with a two piece white suite comprising; a low level dual flush WC and pedestal wash basin and further benefits from part tiled walls, tiled flooring, recessed ceiling spotlights, chrome effect heated towel rail and an obscured double glazed uPVC window to the side elevation.

#### BEDROOM TWO



Located to the rear of the property, Bedroom Two benefits from carpeted flooring, central ceiling light point, central heating radiator, a double glazed uPVC window to the rear elevation and an obscured 'Velux' window to the side elevation.

**OUTSIDE**

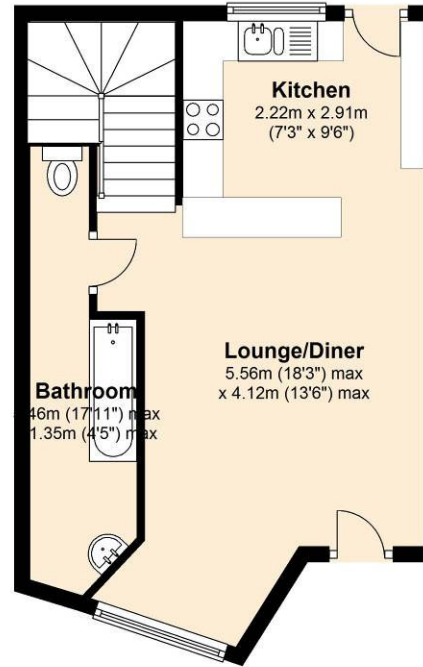
To the rear of the property there is a paved courtyard style garden providing ample space for outdoor entertaining and dining which is enclosed by a rendered stone wall with timber pedestrian access gate leading out to the rear access lane.

**TENURE** Freehold

**SERVICES** All mains services connected

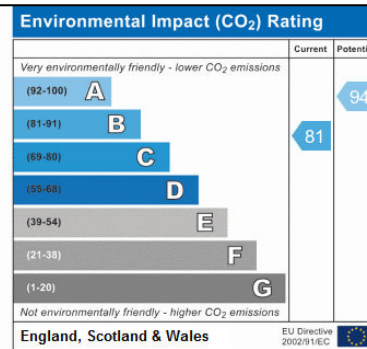
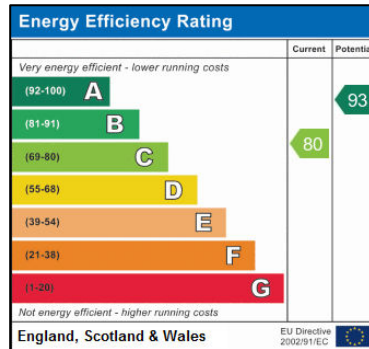
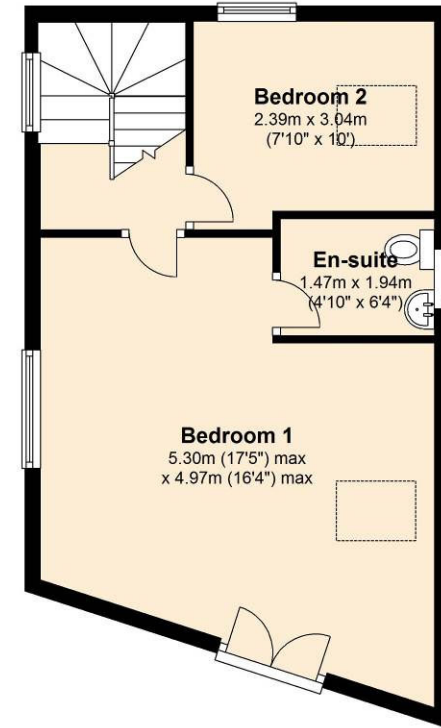
**Ground Floor**

Approx. 35.3 sq. metres (379.4 sq. feet)



**First Floor**

Approx. 39.0 sq. metres (419.3 sq. feet)



**Chartered Surveyors, Auctioneers and Estate Agents**

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