SANDOWN, TON KENFIG, PORTHCawl, BRIDGEND COUNTY BOROUGH, CF33 4PR
GUIDE PRICE - £850,000 FREEHOLD
**SANDOWN, TON KENFIG, PORTHCAWL, BRIDGEND COUNTY BOROUGH, CF33 4PR**

A BEAUTIFULLY APPOINTED, 4 BEDROOM PROPERTY WITH A RANGE OF STABLES AND OUTBUILDINGS SET WITHIN APPROXIMATELY 6.79 ACRES OF LAND SITUATED IN A RURAL LOCATION OVERLOOKING KENFIG POOL.

- Porthcawl 3.8 miles
- M4 (J37) 2.7 miles

Accommodation and amenities:

Hallway • Lounge • Reception Room • Sitting Room • Kitchen • Utility Room • Downstairs W/C

Master Bedroom with En Suite Shower Room • Three Further Bedrooms • Family Bathroom • Airing Cupboard

Front Garden • Driveway Parking • Double Garage • Office Building • Stables and Barns • Approximately 5.83 Acres of Pasture Land

EPC Rating: Coming soon.
SITUATION
The property is located in the idyllic village of Ton Kenfig that is set overlooking Kenfig Pool and the South Wales coastline. This picturesque village benefits from an award-winning public house and is well known for its coastal walks around the Nature Reserve and the sand dunes. The nearest town of Porthcawl offers an excellent range of individual shops, restaurants, pubs and cafes etc. and a range of highly regarded primary and secondary schools within the town itself.

DESCRIPTION OF PROPERTY
This stunning property provides versatile accommodation which can be adapted depending on one’s needs. An entrance hall provides a welcoming space which provides access to the downstairs rooms that include a Reception Room, a Lounge, a Sitting Room with double patio doors leading out onto the decking area, a downstairs W/C with wash hand basin and the Kitchen. Accessible from the Kitchen is the Utility Room which benefits from a separate entrance that is accessed from the western side of the property.

Accessed from the hallway via a half-turn staircase is the first floor bedroom accommodation, all of which are generous double bedrooms and to a contemporary family bathroom. Three of the bedrooms, including the two largest look out in a south-easterly direction over Kenfig Pool and the surrounding coastline. The master bedroom has its own luxurious en suite shower room and a fitted wardrobe. The attic is fully boarded and could potentially be converted into a fifth bedroom if needed.

GARDENS, LAND AND OUTBUILDINGS
Surrounding the property are landscaped gardens which are predominately laid to lawn with a paved patio area providing ample space for outdoor entertaining and dining. The property benefits from a double garage and a separate office building fully equipped with mains water and electricity. Beyond this is a large orchard and greenhouse adjacent to a stable block consisting of seven loose boxes. The equestrian facilities in addition to this include; a hay barn, a tack room, a kitchen, a WC and a store room.

The property is offered for sale with approximately 5.83 acres of pasture land set within four separate enclosures which all benefit from mains water supply. The land is accessed through a separate entrance from the main road.

TENURE AND SERVICES
Freehold. All mains services are connected to the property. Mains water and electricity are also available to the land and stables.

DIRECTIONS
Travelling from Juction 37 on the M4 Motorway, head towards Porthcawl/Pyle and at the roundabout, take the first exit onto the A4229. At the second roundabout, take the third exit onto Porthcawl Road (B4283). Continue on this road for approximately 1.2 miles and then turn left at the junction. Sandown is situated on your left.
Any 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. The plans do not form part of any contract.

**Ground Floor**
Approx. 104.7 sq. metres (1126.9 sq. feet)

- Utility 3.16m x 3.08m (10'4" x 10'1")
- WC 1.24m x 1.29m (4'1" x 4'3")
- Entrance Hall 4.12m x 3.20m (13'6" x 10'6")
- Sitting Room 3.18m x 4.48m (10'5" x 14'9")
- Dining Room 3.99m x 4.54m (13'1" x 13'3")
- Lounge 6.36m x 4.52m (20'10" x 14'10")

**First Floor**
Approx. 102.0 sq. metres (1097.7 sq. feet)

- Bathroom 2.90m x 4.27m (9'6" x 14')
- Bedroom 2.90m x 3.91m (9'6" x 12'10"")
- Bedroom 3.05m x 3.70m (10'0" x 12'0"")
- Bedroom 3.05m (10'0") max x 3.05m (10')
- Master Bedroom 5.32m (17'6") max x 4.46m (14'9")

EPC COMING SOON.

Total area: approx. 206.7 sq. metres (2224.6 sq. feet)