



West Winds, 2 Locks Lane
Porthcawl, CF36 3HY





West Winds, 2 Locks Lane Porthcawl, CF36 3HY

Guide Price: £1,100,000 Freehold

5 Bedrooms : 2 Bathrooms : 4 Reception Rooms

Watts & Morgan are delighted to offer an exceptionally rare opportunity to purchase this traditional detached property located on Porthcawl sea front. Occupying a sizeable plot with mature gardens and superb views over the Bristol Channel. Retaining many original features throughout. Within walking distance to Porthcawl Promenade, reputable schools and close proximity to J37 of the M4. Accommodation comprises; porch, hallway with WC, three reception rooms with sea views, kitchen with pantry, utility and breakfast room. First floor landing with WC, master suite with balcony, dressing room and en-suite bathroom, three further double bedrooms with sea views, bedroom 5/study and a family bathroom. Externally enjoying a generously sized gardens with pond, large greenhouse, detached garage with adjoining workshops and driveway. EPC Rating; 'F'.

- Bridgend Town Centre 7.6 miles
- Cardiff City Centre 29.8 miles
- M4 (J37) 3.8 miles

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

GROUND FLOOR

Entrance via a Porch benefiting from original marble flooring into the welcoming Hallway providing an exposed staircase to the first floor Landing, original parquet flooring and an original Minster stone fireplace. A traditional 2-piece WC services the ground floor.

The Lounge is a sizeable reception room benefiting from a large uPVC window overlooking the side lawned garden and a uPVC door leads onto the front with seafront views. Further offering an original limestone fireplace with inset gas fire and carpeted flooring.

The Sitting Room is a further spacious reception room offering original picture rails and a central coal fire set on a terracotta tiled hearth with storage cupboards either side of the chimney. Further benefiting from; a built-in bookcase, two uPVC windows enjoying views over the front garden and seafront, and a courtesy door providing access onto the front patio area.

The Dining Room is a lovely light and airy room providing ample space for dining furniture and enjoying many original features to include; picture rails, serving hatch into kitchen and parquet flooring. A uPVC patio door leads onto the front patio area which enjoys a southerly aspect.

The Kitchen offers a range of traditional base units with co-ordinating dresser and display cabinet. A central feature to the room is the large 'Aga' cooker offering a dual oven, dual grill and three hot plates. Benefiting from; original terracotta floor tiles, dual sink, large storage cupboard with shelving and a walk-in pantry with power. Access is provided to the garage. Located to the front of the property lies the neutrally decorated Breakfast Room which provides a large uPVC window and carpeted flooring. A Utility Room provides plumbing for utilities and houses the freestanding 'Myson' gas boiler.

FIRST FLOOR

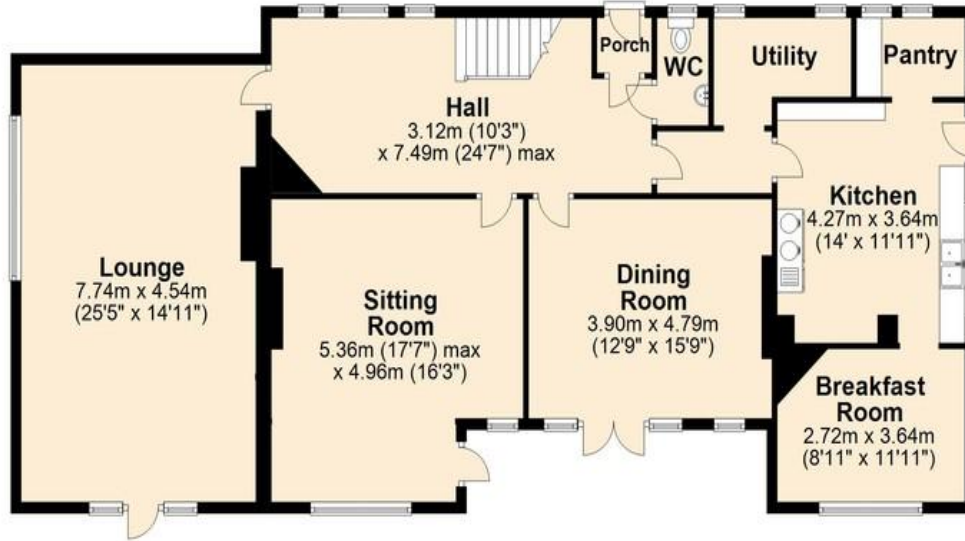
The spacious Landing provides a loft hatch giving access to the partly boarded loft space and leads into a WC.

The Master Suite provides a range of traditional fitted wardrobes and dual aspect windows with patio door leading onto an enclosed balcony - a peaceful place to sit and enjoy the superb elevated sea views. Adjoining lies a Dressing Room which offers an additional fitted wardrobe with carpeted flooring and provides access into the 3-piece En-suite Bathroom. Bedrooms Two, Three and Four are generously sized double rooms offering many original features to include; traditional coving, picture rails and skirting boards. All rooms offer front-facing uPVC windows with sea views. Bedroom Five/Study is a single room providing two uPVC windows to the rear elevation and carpeted flooring.

The Bathroom offers a 2-piece suite comprising; dual-ended bath with electric shower over and basin. Providing an airing cupboard which houses the hot water tank, three uPVC windows and a heated towel rail.

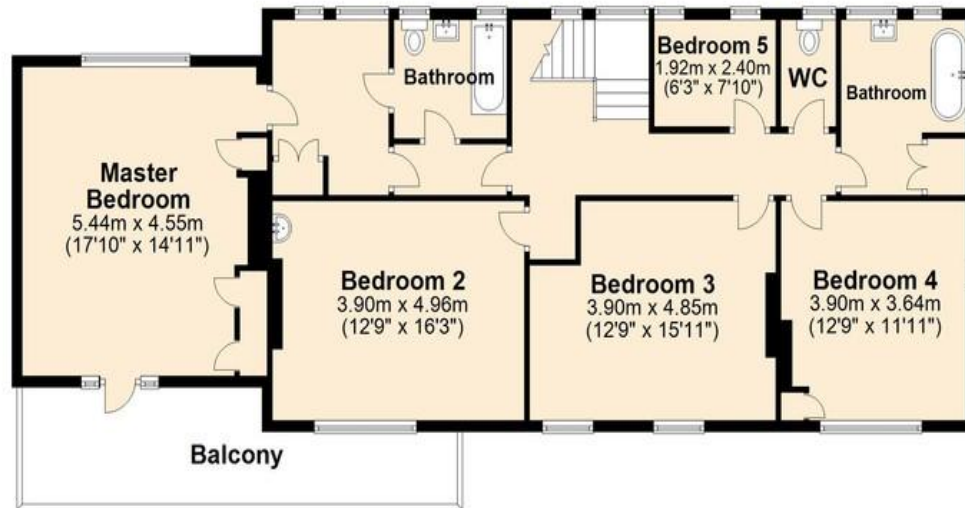
Ground Floor

Approx. 156.7 sq. metres (1687.2 sq. feet)



First Floor

Approx. 124.1 sq. metres (1336.2 sq. feet)



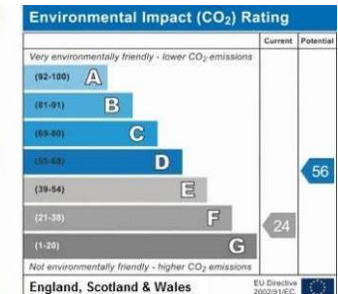
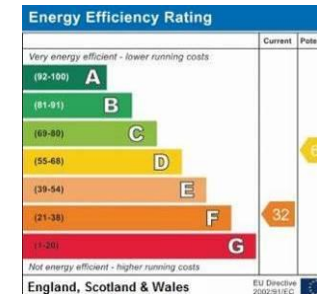
Total area: approx. 280.9 sq. metres (3023.4 sq. feet)

GARDENS AND GROUNDS

'West Winds' is approached off Locks Lane onto a shingle driveway with semi-circular driveway providing off-road parking for several vehicles. Leading to a larger than average single detached garage with ladder leading to raft storage space within the vaulted ceiling. An adjoining tool store, traditional WC and coal store provides further storage. The front garden is predominately laid to lawn and extends around onto a large lawned side garden (could offer potential for development – subject to relevant permissions). The pretty frontage offers an abundance of wild flowers, planted borders and offers fantastic views over the common and sea front. A large pond provides a central feature to the garden and a patio area is ideal for garden furniture to enjoy the south-facing aspect. An additional vegetable garden with greenhouse is offered to the rear of the garage and provides space for a storage shed.

SERVICES AND TENURE

All mains services connected. Freehold.



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.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

