



3 Penylan Avenue
Porthcawl, CF36 3LE





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£479,950 Freehold

5 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are delighted to offer to the market this substantial five bedroom detached property located in the sought after coastal town of Porthcawl. Within walking distance to Porthcawl Promenade, Rest Bay beach, reputable schools and close proximity to J37 of the M4. Accommodation comprises; entrance hallway, lounge with log burner, modern fitted kitchen opening into sitting/dining room with French doors, utility, WC. First floor landing, four double bedrooms and a single bedroom/study, 4-piece family bathroom and a contemporary shower room. Second floor loft room with sea views. Externally enjoying off-road parking leading to a single detached garage and a landscaped rear garden. Viewing highly recommended to appreciate this spacious family home. EPC Rating; 'D'.

- Bridgend Town Centre 7.5 miles
- Cardiff City Centre 29.7 miles
- M4 (J37) 3.7 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a uPVC door into the spacious welcoming Hallway providing a carpeted staircase to the first floor with understairs storage cupboard.

The Lounge enjoys a uPVC bay window to the front elevation and side window with fitted shutter blinds to remain. This generous reception room further offers a central freestanding log burner set on a slate hearth with timber mantle and original woodblock parquet flooring.

The superb Kitchen has been fitted with a range of 'Shaker-style' wall and base units with complementary work surfaces, tiled splashback and inset LED spotlighting. A freestanding 'Range' cooker to remain with 7-ring gas hob, dual oven, dual grill and plate warmer; integral dishwasher and space for a large fridge freezer. Further benefiting from; a 'Franke' one and a half stainless steel sink unit, a uPVC window to the side, solid oak flooring and a square arch opens into the sitting/dining room.

The open plan Sitting/Dining Room enjoys two sets of uPVC French doors leading out onto the rear garden. Ample space is provided for dining furniture and benefits from continuation of solid oak flooring.

The Utility Room provides additional wall and base units with work surface area and sink unit. Plumbing is provided for utilities. A courtesy door provides access onto the driveway and also leads into a WC.

FIRST FLOOR AND LOFT ROOM

The Landing provides a carpeted staircase leading to the loft room and an airing cupboard houses the 'Viessmann' combi boiler.

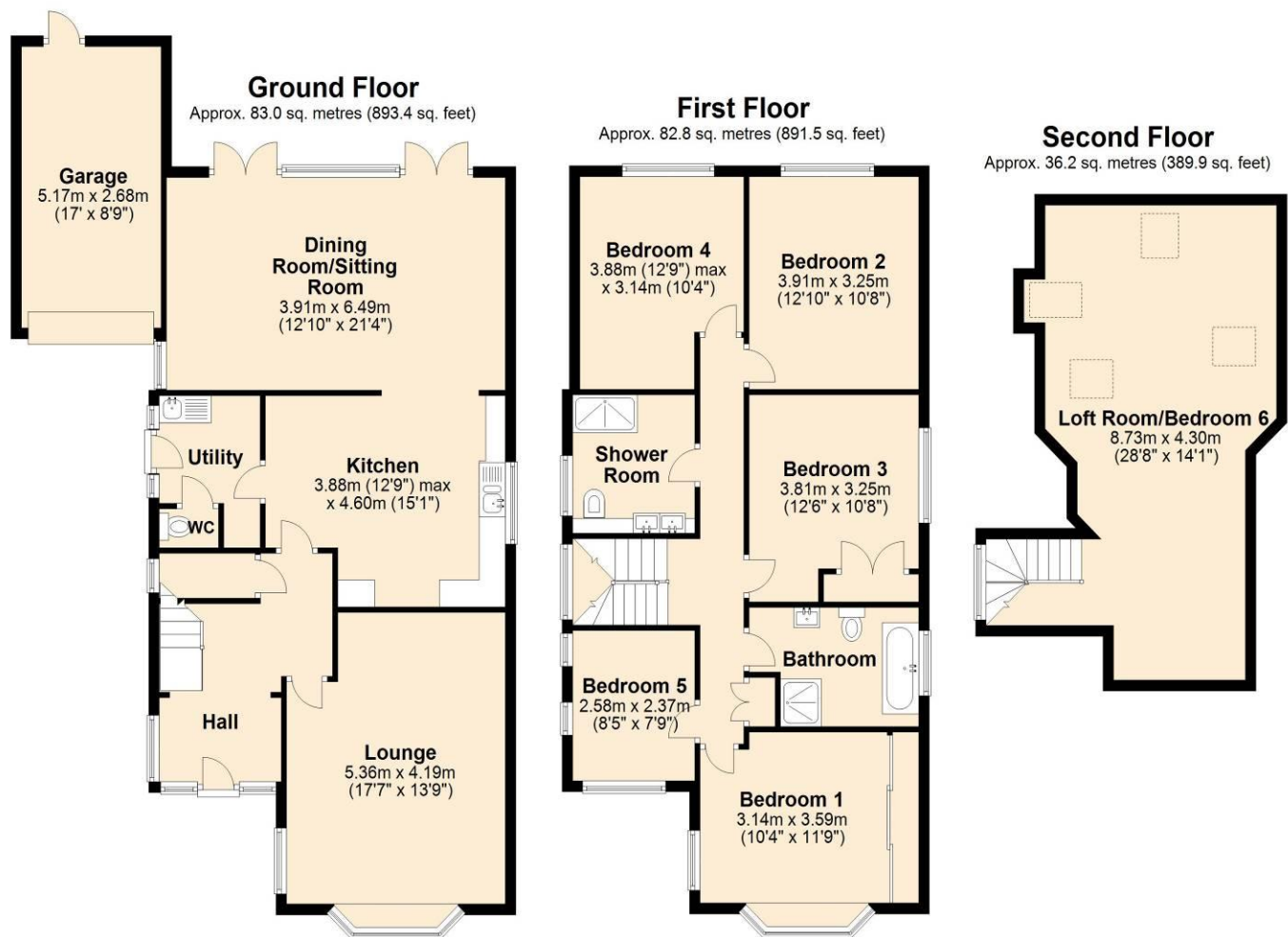
The Master Bedroom is a light and airy spacious double room featuring floor to ceiling mirrored wardrobes, carpeted flooring and two uPVC windows are offered to the front and side with distant sea views. Bedroom Two is located to the rear of the property and is a lovely double room with uPVC window to the rear elevation and carpeted flooring. Ample space is provided for freestanding bedroom furniture.

The Shower Room has been fitted with a contemporary 4-piece suite comprising; walk-in double shower cubicle with glass screen and 'Mira' electric shower, dual wash-hand basin and WC. Benefiting from; fitted storage cupboards, a heated towel rail and high gloss ceramic floor tiles. Bedrooms Three and Four are located to this floor, both offering a double size and bedroom three providing fitted wardrobes.

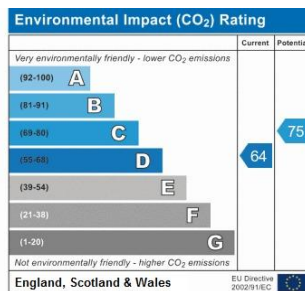
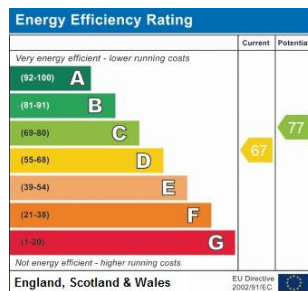
Bedroom Five is currently utilised as a home office and is a single bedroom with three uPVC windows offering sea views and carpeted flooring. An additional 4-piece Family Bathroom is located to this floor and enjoys a tiled dual ended bath with telephone-style mixer tap over, double shower enclosure, wash-hand basin and WC. Benefiting from; partly tiled walls, ceramic tiled flooring and a chrome heated towel rail.

The Loft Room can be utilised as an occasional bedroom and provides a vaulted ceiling with four large Velux windows with superb sea views. Offering three eaves storage cupboards and carpeted flooring.





Total area: approx. 202.0 sq. metres (2174.8 sq. feet)



GARDENS AND GROUNDS

No.3 is approached off the road onto a concrete/shingle driveway providing off-road parking for three vehicles leading to a single garage with manual door. The front garden offers raised borders planted with mature shrubs. To the rear of the property lies a fully enclosed landscaped garden predominantly laid to lawn with patio area - ideal for dining furniture; enjoying raised planted borders with access provided into the garage.

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.



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