



Lougher Gardens, Porthcawl, CF36 3BJ
£895,000

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Entrance Hall

Features contemporary and custom coving on the ceiling, with tiled flooring extending throughout the ground floor. There are two tall, modern designer radiators, spotlighting on the ceiling, and stairs to the first floor with a cupboard underneath. A large uPVC window is situated on the front elevation. Solid oak door leads to:

Ground Floor Wet room

Equipped with a modern suite including a wall-mounted shower, low-level flush toilet with concealed cistern, and a glass washbasin set in a vanity unit. The floor and walls are fully tiled. A uPVC window, along with a wall-mounted designer radiator.

Utility Room

6'5" x 5'10" (1.96m x 1.78m)

This space measures 6' 5" x 5' 10" and is equipped with plumbing for an automatic washing machine, with a worktop over it. A tall cupboard is available. The floor is tiled. A modern designer radiator is installed. Bespoke contemporary coving decorates the ceiling. A frosted fully glazed door and uPVC window are located on the side elevation.

Lounge

22'3" x 14'7" (6.78m x 4.45m)

This modern light and spacious living area features a striking log burner with feature tiled wall and large french doors with gorgeous coastal views. There are two modern designer radiators, and the floor is tiled. Bespoke contemporary coving adorns the ceiling, with spotlighting. French doors lead onto a patio area with sea views, and there are two windows on the side elevation. Modern ceiling fan fitted.

Dining Area

The dining area is open plan with the lounge and located at the rear of the property overlooking the landscaped garden. The dining area opens out through french doors to a patio area which is ideal for Alfresco dining.

Kitchen

30'2" x 11'4" (9.19m x 3.45m)

This light and spacious kitchen has an inset single bowl with a waste disposal unit. It also contains a fitted dishwasher, oven, warming drawer, microwave, breakfast bar and wine cooler. The kitchen features matching wall, base, and tall cupboards with stone working surfaces and an electric hob. Contemporary bespoke coving graces the ceiling and is well lit form natural light as well as spotlights covering each surface and stylish hanging lights which add to the aesthetics of this beautiful cooking and social space. The large American-style fridge/freezer remains. A modern designer-style radiator is present. uPVC windows and a fully glazed door lead to the rear garden.

Landing

Modern and light. Even the stairways of this beautiful coastal views home boast stylish design with heaps of natural light coming through the large velux windows and features beautifully designed coving and lighting to tie this area together

Bedroom 1

15'0" x 14'0" (4.57m x 4.27m)

This very spacious room much like majority of the bedrooms in this stunning coastal home boasts substantial feature uPVC windows offering coastal views over the Bristol Channel and beyond. It is carpeted, and contemporary bespoke coving adorns the ceiling creating illusion of further height. There's a modern designer radiator, and an archway leads to:

- Stunning Detached Coastal Home
- Multi-generational Living
- Detached Rear One Bedroom Bungalow with Separate Entrance
- Stones Throw from Seafront and Town Centre
- Ample Off-Road Parking
- Spacious Garage for Various Uses (Workshop/Gym/Home office)
- 5 Spacious Bedrooms
- 4 Luxury Spacious Bathrooms
- Gorgeous Coastal Views from Lounge and Bedrooms
- Good Catchment Area for Local Schools



Introducing this completely renovated five-bedroom detached residence, featuring a separate 1 bedroom bungalow at rear of property, in a highly sought-after area of Porthcawl. Positioned within walking distance of Porthcawl's seafront, town centre, and all amenities including both primary and secondary schools.


This extensively refurbished property provides outstanding family accommodation and convenient transport connections to both Cardiff and Swansea. Additionally, it offers a self-contained 1 bedroom bungalow in the rear garden, presenting potential business prospects or a space for two families to unite or guests to stay.


The property overall is beautifully designed and presented to allow for lots of natural light within the living and working space with stunning coastal views from the majority of bedrooms.

Throughout the property you can find generously sized rooms, modern fixtures and fittings and contemporary designs which boast premium, and practical features.

An early request for an internal viewing is strongly recommended to fully grasp the merits of this property. Furthermore, with no ongoing chain, a swift completion can be ensured.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	



Total area: approx. 345.4 sq. metres (3717.8 sq. feet)

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