



34, Rest Bay Close  
Porthcawl, CF36 3UN

Watts  
& Morgan



# 34, Rest Bay Close

Porthcawl CF36 3UN

£799,950 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

This exceptional, fully renovated detached home is located in the highly desirable coastal town of Porthcawl, offering excellent access to the M4 corridor, a wide range of local amenities, and is just a short walk from the seafront and the prestigious Royal Porthcawl Golf Club. Thoughtfully designed, the property provides an ideal setting for multi-generational living.

The accommodation comprises a striking entrance hall with elevated ceilings, a ground floor WC, a spacious living room with French doors to the front and a contemporary kitchen/diner with French doors opening onto the rear garden. There is also another versatile reception room as well as a separate self-contained garden suite featuring a bedroom, living area, bathroom, and kitchenette.

To the first floor, a bright galleried landing gives access to three generous double bedrooms and a large family bathroom.

Externally, the property benefits from beautifully landscaped gardens, including a lawned area and composite decking, with a pathway leading to an additional detached building that offers versatile living or workspace accommodation. This space includes a fully fitted kitchen/diner, bathroom, and bedroom. The property also benefits from a useful summerhouse, two additional storage sheds, and a luxurious hot tub. To the front of the property, there is off-road parking for multiple vehicles. The property further benefits from the addition of solar panels and batteries that are owned outright.

## Directions

\* Bridgend Town Centre - 7.0 Miles \* Porthcawl Town Centre- 1.5 Miles \* Cardiff City Centre - 29.0 Miles \* J37 of the M4 - 3.4 Miles

**Your local office:** Bridgend

T 01656 644288 (1)

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)



## Summary of Accommodation

### ABOUT THE PROPERTY

The property is accessed via an elegant PVC entrance door opening into a bright and welcoming hallway, featuring laminate flooring, impressive ceiling height, and four Velux windows that enhance the wonderful sense of space and natural light. A carpeted walnut staircase rises gracefully to the first floor.

Positioned to the front of the property, the spacious living room offers a warm and inviting atmosphere, complete with laminate flooring, two front-facing windows, and French doors that flood the room with natural light. The space is further enhanced by a stylish integrated electric fireplace.

The ground floor WC features laminate flooring and is fitted with a two piece suite, including a WC and wash hand basin. The open plan kitchen/diner, benefits from a continuation of laminate flooring, featuring a rear facing window and French doors, providing access to the rear garden.

The stunning kitchen has been beautifully designed with an elegant range of coordinating two-tone wood veneer wall and base units, perfectly complemented by premium wooden worktops. A selection of high-quality integrated appliances includes a dishwasher, washer/dryer, fridge/freezer, steam oven, and integrated microwave, creating a sophisticated and highly functional culinary space.

A further reception room positioned to the front of the property offers exceptional versatility, ideal as a formal dining room, sitting room, or additional lounge. The space is finished with laminate flooring and benefits from both a front-facing window and French doors opening onto the rear garden, allowing for an abundance of natural light.

Leading from here is the superb garden suite, thoughtfully designed to provide stylish and flexible accommodation ideally suited to multi-generational living. This beautifully appointed space incorporates a living area, contemporary family bathroom, kitchenette, and bedroom. The bedroom is positioned to the front and features laminate flooring together with a striking full-height window extending to floor level, enhancing the light-filled atmosphere. The kitchenette is fitted with laminate flooring, a sink unit, under-counter fridge/freezer, and space and plumbing for a washing machine.

The elegant living area continues the laminate flooring and is wonderfully illuminated by a further full-height window, French doors opening onto the rear garden, and an attractive skylight, creating a bright, airy, and relaxing environment.

Completing the accommodation is a stylish family bathroom, fitted with a contemporary three-piece suite comprising a large walk-in shower, wash hand basin, and WC. Tiled flooring and a modern heated towel rail add a luxurious finishing touch.

To the first floor, the attractive galleried landing provides access to three beautifully appointed bedrooms and the luxurious family bathroom.

The main bedroom is a superbly proportioned double room, benefiting from dual-aspect windows to the front and rear elevations, plush carpeted flooring, and a range of built-in wardrobes.

Bedroom two is another generously sized double bedroom, featuring carpeted flooring, a rear-facing window, and a useful built-in storage cupboard.

The third bedroom is also a spacious and tastefully presented double room, complete with carpeted flooring and a rear-facing window enjoying views over the garden.

Completing the first-floor accommodation is the elegant family bathroom, beautifully fitted with a luxurious four-piece suite comprising a freestanding bath, large walk-in shower, wash hand basin, and WC. Finished with tiled flooring and a rear-facing window, the room provides a refined and relaxing retreat.

### GARDEN AND GROUNDS

Approached off Rest Bay Close, No. 34 benefits from an expansive driveway providing ample off-road parking for multiple vehicles. To the rear, the property enjoys a beautifully landscaped private garden, thoughtfully designed to create an exceptional outdoor living space. Featuring a generous lawn, contemporary composite decking, and a pathway leading to an impressive detached multi-purpose garden building, this area is perfectly suited for use as additional living accommodation or a home office and is ideal for multi generational living. Finished to a high specification throughout, the detached building benefits from stylish LVT flooring, aluminium bi-fold doors, and a skylight that floods the interior with natural light. The space also incorporates a fully fitted kitchen with integrated under-counter fridge/freezer and a modern three-piece bathroom comprising a shower, WC, wash hand basin, and side-facing window. In addition, there is a separate versatile room, also finished with LVT flooring and aluminium bi-fold doors. Further benefits include hard-wired smoke detectors and Wi-Fi connectivity linked directly to the main house.

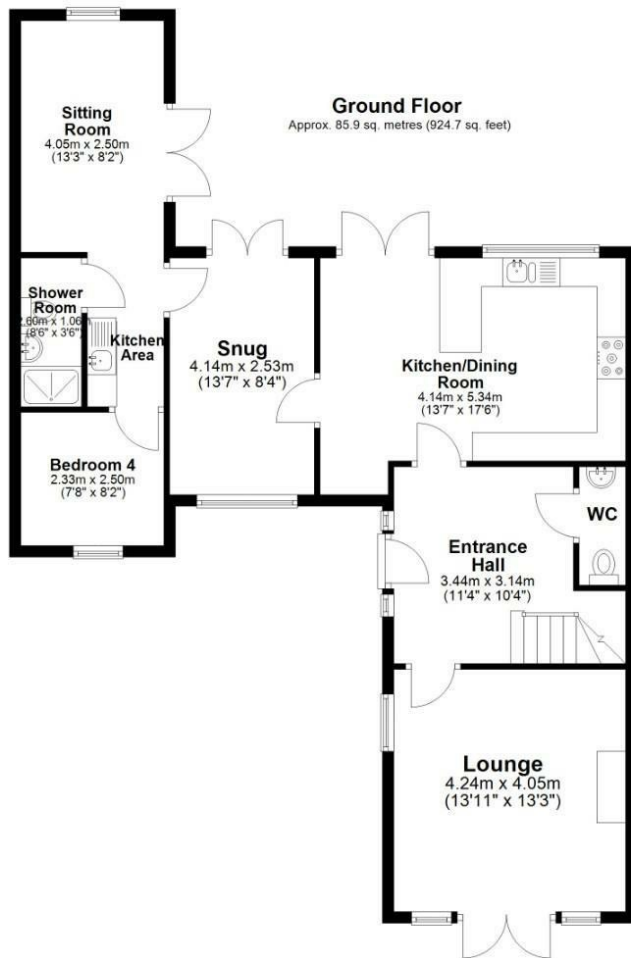
### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'F'. Full planning obtained for double front 2 storey extension with porch as well as 2 bedrooms with ensuites to upper floor.

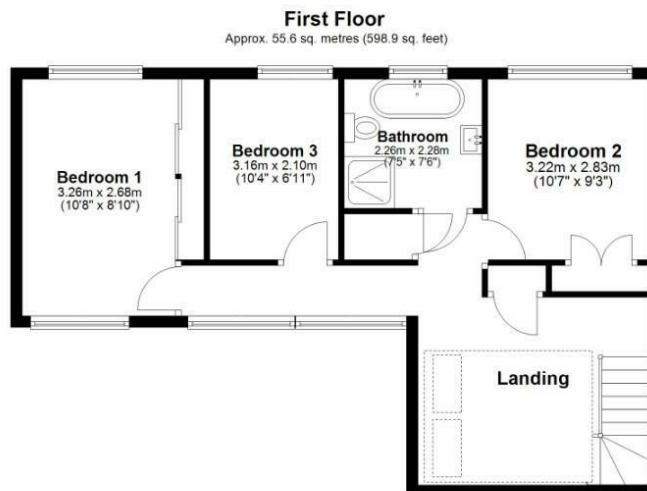
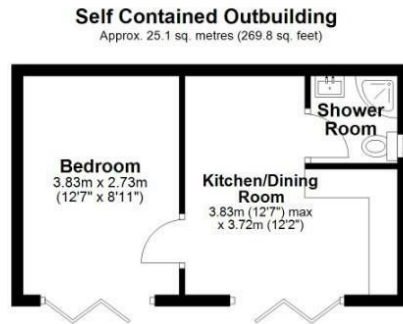




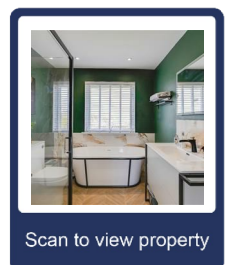




Total area: approx. 166.6 sq. metres (1793.3 sq. feet)



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 61      | 73                      |
| England & Wales                             |         | EU Directive 2002/91/EC |



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.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

Follow us on  
[f](#) [@](#) [t](#)

**Watts  
& Morgan**