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5 Cypress Gardens

,
Porthcawl,
Bridgend,
CF36 5BZ

5 Cypress Gardens

Asking price £425,000

Highly desirable Cypress Gardens location

Close proximity to Newton Beach

Views of the English Channel

Four bedrooms

Ensuite Master bedroom

Sunroom

Utility Room

Off Road Parking

Viewing Highly Recommended





Situated in the sought-after Cypress Gardens with sea views overlooking Newton Beach is this well-proportioned, high specification, four bedroom detached property.

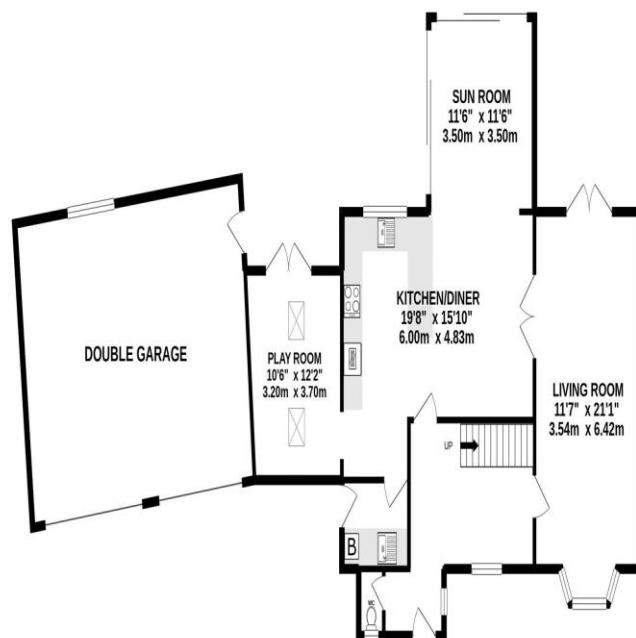
The property is entered via a composite door into a generous entrance hallway with engineered oak flooring, a staircase rising to the first floor landing with bespoke storage cupboards under, PVCu double glazed windows to front and side and hallway leading to the cloakroom, kitchen, family space and lounge. The lounge has a bay window to the front, French doors to the rear, a centrally located living flame effect Dru log fire with ornate sandstone surround, is wired for a surround sound system and has double oak doors to the kitchen. The large open plan kitchen/ family space is the hub of the home, the kitchen area is fitted with a matching range of base and eyelevel units with underlit butchers block workspace over. Integrated appliances include dishwasher, five ring gas hob with glass and stainless steel

extractor over, built-in Bosch coffee machine, double ovens and microwave. There is a one and a half bowl sink unit with swan neck mixer tap, wine cooler, a continuation of the engineered oak flooring, recessed spotlights and doorways to the utility room, play room/study and a vaulted sunroom. The sunroom has bi-folding doors opening to floor level timber decking, vaulted ceiling with Velux windows, windows to the side, a contemporary log burning stove and recessed spotlights. The playroom is a generous and versatile room with a continuation of the engineered oak flooring, French doors to the rear and twin Velux windows. The utility room is fitted with a continuation of the base and eyelevel units with butchers block workspace over, one and a half bowl sink unit with swan neck mixer tap, oak flooring, composite door to the front and a Baxi boiler.

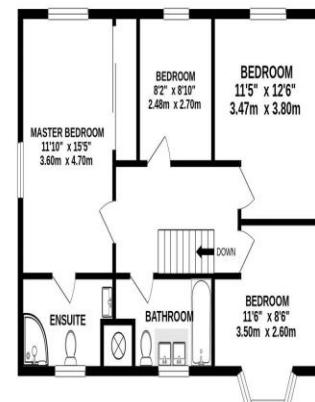
To the first floor, the landing has loft inspection point and doors to all bedrooms and family bathroom. The bathroom is fitted with a three-piece suite comprising of close coupled WC, Jacuzzi bath with independent shower over and his and hers double solid oak vanity wash hand basins. There is full height Travertine tiling to all walls, tiled flooring, chrome effect heated towel rail, recessed spotlights and integrated bathroom television. Bedroom four is a single room with PVCu double glazed window to the rear. Bedroom three has a bay window to the front with views across the English Channel. Bedroom two is a generous double room with PVCu double glazed window to the rear and a bank of wall-to-wall wardrobes with integrated shelving. The master suite has twin windows to the rear and side, built-in wardrobes with sliding doors, a wall mounted space for TV and a door leading to the ensuite shower room. The ensuite is fitted with a three-piece suite comprising of wash hand basin, close coupled WC and double shower cubicle. There is full height Travertine tiling to walls, tiled floor and an obscured glazed window to the front.

Outside to the front of the property is an open plan garden with a variety of mix plants and shrubs, two separate driveways providing ample off-road parking and entrance to the double garage. To the rear of the property is an enclosed garden laid mostly to lawn with generous size timber decked area. Viewings on the property are highly recommended to appreciate the location and highest of specifications on offer.

GROUND FLOOR
1426 sq.ft. (132.5 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA: 2122 sq.ft. (197.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Bridgend town centre take the A473, Park Street, towards Porthcawl for approx. 2.5 miles. Passing through Laleston, at the roundabout take the 2nd exit onto the A48 for half a mile, at the roundabout take the 1st exit towards Porthcawl for 2 miles. As you drop down into Porthcawl, at the roundabout, take the 1st exit and then a left onto Manor Grove, then right onto Danygraig Ave, take the 3rd right onto Birch Walk then left onto Rowan Drive then take the 2nd turning onto Lime Tree Way, take the next left and follow the road around on The Burrows taking a left onto Cypress Gardens. Number 5 will be found on the left towards the end of the road.

Tenure

Freehold

Services

Council Tax Band G

EPC Rating



Viewing strictly by appointment through Herbert R Thomas

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