

Payton
Jewell
Caines



Lougher Gardens, Porthcawl, Bridgend.
CF36 3BJ

£895,000



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Contemporary coastal living with self contained annex to the rear. Modern five bedroom detached house arranged over three spacious floors and offering a generous master bedroom with dressing area and ensuite, four further double bedrooms and modern open plan ground floor space. Potential income producing annex to the rear. MUST BE VIEWED.

£895,000 - Freehold

- MODERN FIVE bedroom detached house with annex
- Annex providing bedroom, kitchen, lounge & shower room
- Open plan GROUND FLOOR KITCHEN / DINING / LIVING
- AMPLE OFF ROAD PARKING AND SINGLE GARAGE
- EPC - C/ Council tax band - F
- MUST BE VIEWED!



DESCRIPTION

Contemporary Coastal Living with Self-Contained Annex:

Nestled in the vibrant seaside community, this exceptional 5-bedroom detached house offers a perfect blend of modern luxury and coastal charm. With its contemporary design, spacious interiors, and proximity to the seafront, this residence epitomizes coastal living at its finest. What sets it apart is the inclusion of a self-contained annex to the rear, providing versatility and additional living space.

Key Features:

Modern Design: Step into a world of sophistication where sleek lines and thoughtful design converge. The house features a modern architectural style that seamlessly integrates with its surroundings.

Spacious Living Areas: The generous living spaces are adorned with an abundance of natural light, creating an inviting atmosphere for family gatherings and entertaining friends. The open-plan layout enhances the sense of space and connectivity.

Gourmet Kitchen: Equipped with high-end appliances, ample counter space, and stylish finishes. It's perfect for both everyday cooking and hosting culinary events.

Five Luxurious Bedrooms: Retreat to the comfort of five well-appointed bedrooms, each designed for relaxation and privacy. The master suite boasts panoramic views of the sea, creating a serene sanctuary for the homeowner.

Self-Contained Annex: The rear annex provides additional living space with a self-contained unit. Ideal for guests (potential for Air BnB), extended family, or as a home office, this annex offers flexibility without compromising on privacy.

Proximity to Seafront: The property's prime location means that the seafront is just a stone's throw away.

Convenient Amenities: Close proximity to local amenities, schools, shops, coffee houses and restaurants ensures a convenient and comfortable lifestyle for residents.

Location:

Situated in a sought-after coastal neighborhood, this property offers not only a luxurious residence but also the unique experience of seaside living. Embrace the beauty of nature, the allure of the sea, and the convenience of a modern lifestyle.

Don't miss the opportunity to make this modern coastal retreat, complete with a self-contained annex, your new home. Contact us today to schedule a viewing and discover the epitome of contemporary living by the sea.



ENTRANCE

Via part frosted glazed front door with floor to ceiling frosted glazed panels to the side into the entrance hall finished with feature ceiling coving, recessed LED spot lights, emulsioned walls, radiator, skirting and ceramic tiled floor. Stairs leading to first floor. Door through to downstairs wet room.

DOWNSTAIRS WET ROOM

PVCu frosted glazed window to the side, central light fitting, radiator, full height ceramic tiles to the wall and to the floor. Wall mounted WC, countertop basin with chrome mixer tap and storage below and a wall mounted and plumbed shower.

OPEN PLAN KITCHEN/BREAKFAST ROOM (11' 6" x 31' 10") or (3.50m x 9.70m)

Stretching the entire width of the property and overlooking the rear garden via a PVCu glazed door, two PVCu double glazed windows and PVCu double glazed French doors all with fitted Roman blinds, emulsioned and feature architrave ceiling with recessed LED spot lights and feature counter pendants, emulsioned walls, skirting and ceramic tiled flooring. A range low level and wall mounted kitchen units in a shaker style dove grey with a complementary quartz work surface with an inset one and a half basin sink with swan neck tap and moulded drainer. Space for American style fridge/freezer (to remain). Integrated appliances to include double oven, convection microwave and warming tray, induction hob with overhead extractor hood, dishwasher, refused and waste disposal and wine cooler. Larder.

Open through to dining area finished with central light pendant, emulsioned ceiling with feature architrave, emulsioned walls, skirting and a continuation of the ceramic tiles. Open into the lounge.

UTILITY

PVCu frosted glazed door leading out to the side and PVCu frosted glazed window. Central light fitting, feature architrave to the ceiling, emulsioned walls, skirting and ceramic tiled flooring. Kitchen countertop with plumbing for washing machine below, space for tumble dryer and additional storage.

LOUNGE (32' 6" max x 14' 5" max) or (9.90m max x 4.40m max)

Outlook to the front of the property via PVCu double glazed sliding patio doors leading out to the front garden with side glazed panels and a PVCu double glazed window to the side with a fitted roller blind and fitted Roman blind. Curtains to remain to the patio doors. PVCu double glazed window overlooking the other side with a fitted roller and Roman blind. Central light and fan fitting, emulsioned and feature architrave ceiling with recessed LED spot lights, emulsioned walls, skirting and ceramic tiles to the floor. Feature wood burner with a granite hearth and ceramic slip tiles to the rear.

FIRST FLOOR LANDING

Via stairs with fitted carpet and a wooden balustrade, PVCu double glazed picture window with fitted Roman blind on the half landing. Emulsioned ceiling with feature architrave, recessed LED spot lights, emulsioned walls, skirting and fitted carpet.

BEDROOM 1 (14' 9" x 14' 11") or (4.50m x 4.55m)

Overlooking the front of the property via large PVCu double glazed windows with fitted curtains and curtain poles to remain, emulsioned ceiling with feature architrave, central light fitting with fan, emulsioned walls, skirting and fitted carpet. Arch way through to dressing area.



DRESSING AREA (6' 7" x 9' 2") or (2.00m x 2.80m)

Built in wardrobes and drawers side. Door way through to the ensuite.

EN SUITE

PVCu double glazed window to the rear with a fitted roman blind, emulsioned ceiling with feature architrave, central light fitting, extractor, emulsioned walls, wall mounted heated chrome towel rail, wall mounted bathroom cabinet with mirrors, recessed LED spot lights and storage, skirting and a wood effect floor. Three piece suite comprising WC, double counter top wash hand basin both with chrome mixer taps, vanity shelf and storage below, large quadrant style walk in shower with sliding glazed doors housing a wall mounted plumbed shower with hand attachment and rainwater head.

FAMILY BATHROOM

PVCu frosted glazed window to the rear with a fitted Roman blind, recessed LED spot lights, emulsioned walls, wall mounted bathroom cabinet, fitted storage cupboard housing the wall mounted Baxi gas fired combination boiler and additional storage, extractor fan, skirting and wood effect floor. Four piece suite comprising WC, counter top wash hand basin with mixer tap, vanity shelf and storage below, large whirlpool Jacuzzi style bath with chrome mixer tap and hand attachment, walk in separate shower cubicle with concertina glazed door housing a plumbed shower with hand attachment and rainwater head.

BEDROOM 2 (15' 1" x 10' 8") or (4.60m x 3.25m)

Overlooking the front via PVCu double glazed window with a fitted roller and Roman blind, central light fitting and fan, emulsioned ceiling with feature architrave, emulsioned walls, skirting and fitted carpet.

BEDROOM 3 (12' 8" x 11' 6") or (3.85m x 3.50m)

Overlooking the rear via PVCu double glazed window with a fitted Roman and roller blind and finished with a central light fitting and fan, emulsioned ceiling with feature architrave, emulsioned walls, skirting and fitted carpet.

SECOND FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade. Double glazed Velux skylight and feature light fitting to remain.

BEDROOM 4 (14' 7" x 22' 2") or (4.45m x 6.75m)

Overlooking the front via apex windows with a lovely sea view via PVCu double glazed window with a fitted Roman blind and two double glazed Velux sky lights, emulsioned ceiling with recessed LED spot lights and feature pendants, emulsioned walls, skirting and fitted carpet. Arch way through to potential dressing area with access to fitted storage into the eaves.

BEDROOM 5 (19' 8" x 10' 6") or (6.0m x 3.20m)

Overlooking the front with sea views via PVCu double glazed window with a fitted Roman blind, emulsioned ceiling with central light fitting and fan, access to loft storage with pull down ladder, emulsioned ceiling and walls, skirting and fitted carpet.

Fitted Kitchenette area with kitchen storage below, roll top work surface and inset sink with chefs tap.


SHOWER ROOM

Double glazed Velux skylight to the rear, emulsioned ceiling with recessed LED spot lights, emulsioned walls



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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