

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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Artist Impression



15 Rest Bay Close, Porthcawl, Bridgend County. CF36 3UN



Offers In Excess Of **£1,250,000**

## Main Features

- Once in a lifetime opportunity
- First time ever for sale
- Considered to have strong redevelopment potential
- Prime and exclusive front line position
- Far reaching sea views over the Bristol Channel, Rest Bay and Nature Reserve
- potential for various Residential Development types (subject to planning permission)
- Preliminary pre planning enquiries have been made with BCBC Planning Department regarding redevelopment of the existing home into 4-6 Executive Style and Exclusive apartments
- The current property is a 4 bedroom, 3 bathroom, 1970's split level detached home, set over 5 levels, 3 reception rooms and double garage
- VIEWING IS STRICTLY BY APPOINTMENT ONLY!
- uPVC double glazing and Combi GCH. Council Tax Band F. EPC:D

## General Information

ONCE IN A LIFETIME OPPORTUNITY TO PURCHASE WHAT COULD BE THE NO 1 FRONTLINE POSITIONED PROPERTY IN PORTHCAWL!! FIRST TIME EVER FOR SALE, CONSIDERED TO HAVE STRONG REDEVELOPMENT POTENTIAL.

SITUATED IN A PRIME AND EXCLUSIVE POSITION WITH FAR REACHING SEA VIEWS OVER THE BRISTOL CHANNEL, REST BAY AND NATURE RESERVE. Highly convenient for Surf School, Cafe and amenities at Rest Bay. The Royal Porthcawl Golf Club is within 1/4 mile and also visible from the property.

Development Potential- Pre planning enquiries have been made with BCBC Planning Department regarding demolition and replacing the existing home with 4-6 Executive Style and Exclusive apartments with parking, balconies and gardens (see Artist Impression images). The outcome was positive from the planning department, this correspondence is available on request. The property may also have potential for various Residential Development project types (subject to the necessary planning permission being obtained).

The current property occupying the plot was built as, and is still used, as a family home. Built in the 1970's and extended afterwards to create a split level / mezzanine design with living accommodation set over 4 levels, all of which have impressive far reaching, front line sea and beach views. There is also a basement double garage (5th level). The property requires modernisation.

The accommodation comprises main hallway, cloakroom, kitchen, utility room, 3 living rooms with balconies, 4 double bedrooms, 2 bathrooms, ensuite shower room and dressing room to main bedroom. The property is heated by combi gas central heating and has uPVC double glazing.

Viewings are strictly by appointment. Please visit our new and improved website for more information.

## GROUND LEVEL 1

### Main Hallway

uPVC double glazed arched main entrance doors. Double glazed window to front. Tiled floor. Two radiators. Built-in cloaks cupboard. Internal door and window to inner hallway. Door entrances to garage and ground floor bedroom with ensuite.

### Cloakroom

uPVC double glazed window to side. Close coupled WC. Wall mounted hand wash basin. Tiled walls. Tiled floor. Radiator. Extractor fan.

### Dining Room

Full length and width uPVC double glazed window and door to rear garden boasting exceptional front line Sea View over Rest Bay, the Bristol Channel and Nature Reserve. Carpeted staircase to level 1. Wall mounted gas central heating thermostat. Door entrances to ground floor bedroom and..

## **Kitchen**

uPVC double glazed window with sea views to rear. Fitted kitchen finished with gloss White doors comprising of a variety of wall mounted and base units. Granite worktops. One and a half bowl composite sink unit with mixer tap. Part tiled walls. Vinyl tiled flooring. Integral oven, grill, hob and extractor hood. Second entrance door to ground floor bedroom and door to..

## **Utility Room**

uPVC double glazed door to side. A range of wall units. Plumbed for washing machine. Carpet. Second entrance door to ensuite of ground floor bedroom.

## **Bedroom 4**

uPVC double glazed window to front. Radiator. Door entrances to hallway and dining room. Carpet. Part glazed door to..

## **En-suite shower room**

uPVC double glazed window to front. Close coupled WC, pedestal wash hand basin and shower cubicle with electric shower. Carpet. Internal door entrance to utility room.

## **LEVEL 2**

### **Landing**

Staircase to level 2. Carpet. Glazed door to..

### **Sitting Room**

Double aspect room having full length uPVC double glazed window and door to rear balcony boasting panoramic front line Sea views over the Bristol Channel, Rest Bay and Nature Reserve. uPVC double glazed window to front. Wall mounted gas central heating thermostat. Radiator. Double sided fireplace with electric fire and Louis style surround. Marble hearth. Archway to..

## **Lounge**

Triple aspect room having uPVC double glazed full length window and door to balcony boasting panoramic front line Sea Views over the Bristol Channel, Rest Bay and Nature Reserve. uPVC window to front. Two oriel uPVC double glazed windows to side. Stone feature double sided fireplace with electric fire. Carpet. Wired for TV. Two radiators.

## **LEVEL 3**

### **Landing**

uPVC double glazed window to front. Radiator. Staircase to level 3. Carpet. Airing cupboard housing Combi gas central heating boiler.

### **Family Bathroom**

uPVC double glazed window to front. Four piece coloured bathroom suite comprising close WC with enclosed cistern bidet, hand wash basin set in unit and bath with overhead mixer shower. Radiator.

### **Bedroom 2**

uPVC double glazed window to rear with panoramic front line sea view over the Bristol Channel, Rest Bay and Nature Reserve. Fitted wardrobes. Carpet. Radiator.

### **Bedroom 3**

uPVC double glazed window to rear with panoramic front line Sea View over the Bristol Channel, Rest Bay and Nature Reserve. Radiator. Carpet.

## **LEVEL 4**

### **Landing**

Wall gas central heating thermostat. Walk in wardrobe.

### **Master Bedroom Suite**

### **Dressing Room**

uPVC double glazed window to front. Radiator. Sliding mirrored doors to walk in wardrobe with hanging rails and shelving. Loft access. Door to landing and archway to bedroom.

### **Main Bedroom**

Double aspect room with uPVC double glazed windows to front and uPVC double glazed patio doors with Juliet balcony to rear. Panoramic sea views over the Bristol channel, Rest Bay and Nature Reserve. Fitted wardrobes, bridge storage, bedside and ceiling lights. Two radiators. TV point. Arched door entrance to..

### **En-Suite Jacuzzi Bathroom**

uPVC double glazed window to rear. Three piece bathroom suite in white comprising close coupled WC, pedestal hand wash basin and Jacuzzi corner bath. Tiled splash backs. Chrome heated towel rail.

## **EXTERIOR**

The property occupies a large corner plot that benefits from panoramic, far reaching front line sea views over Rest Bay, The Bristol Channel and Nature Reserve. Direct pathway access to Nature Reserve, beach and amenities at Rest Bay.

### **Frontage And Approach**

The property is approached via a block paved driveway leading to a courtyard and basement garages. Block paved steps and stone walls with handrails leading to slightly elevated main entrance door. Mature well stocked planting bed and block perimeter walls. Courtesy lighting.

### **Basement Double Garage**

Two garages with connecting internal doorway. uPVC double glazed door to rear garden. Internal door to main dwelling ground floor hallway. Up and over vehicular doors to front, one remote control electronic & one manual. Electric light and power.

### **Side Garden**

Laid with crazy paved patio. Access to main dwelling via utility room. Block and stone boundary walls. Access to..

### **Rear Garden**

South facing rear garden with frontline sea views over Rest Bay and the Bristol Channel. Benefiting from direct access to Nature Reserve and beach amenities at Rest Bay. The rear garden is laid to lawn with sun terrace. Block and stone built boundary walls. Central planter. Raised patio with views as above and having direct access from dining room. Pedestrian door access to basement garage.

### **Mortgage Advice**

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at [bcb@petermorgan.net](mailto:bcb@petermorgan.net) (fees will apply on completion of the mortgage).

### **General Information**

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

### **Viewings**

Strictly By Appointment Only

### **Utilities**

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** F

**Current heating type** Combi

**Tenure** Freehold

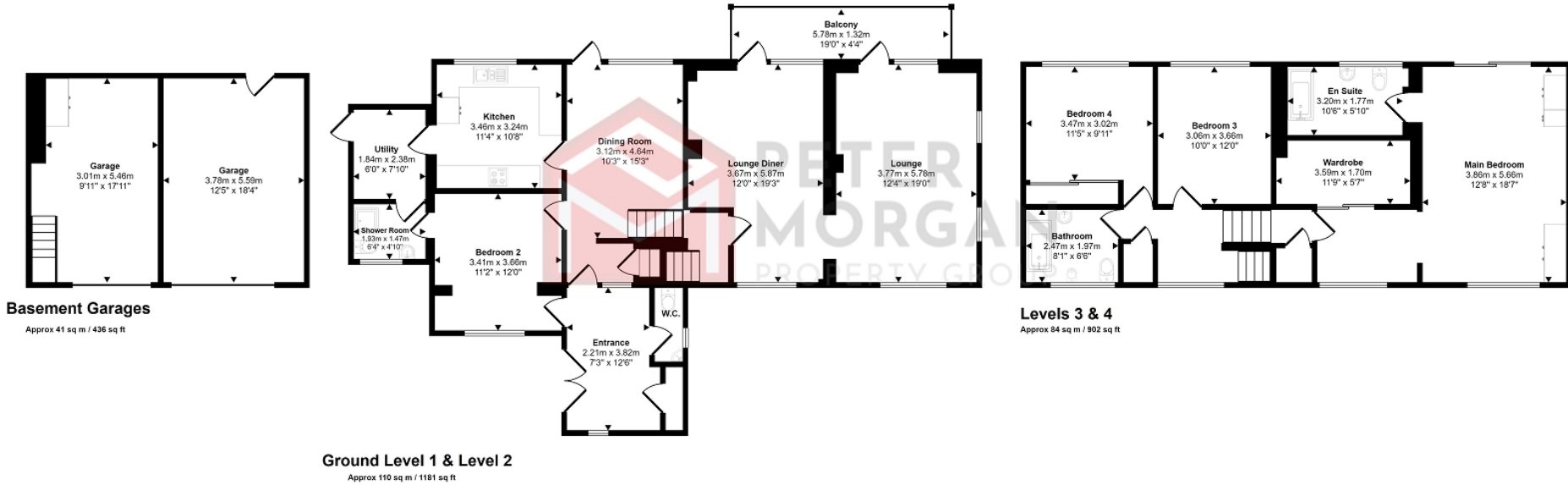








Approx Gross Internal Area  
234 sq m / 2520 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Artist Impression



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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