

The Overview

Property Name:
36 Sandpiper Road
Porthcawl
CF36 3UT

Price:
£625,000

Qualifier:
Asking Price

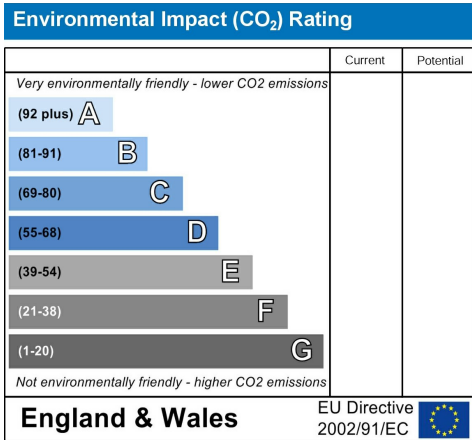
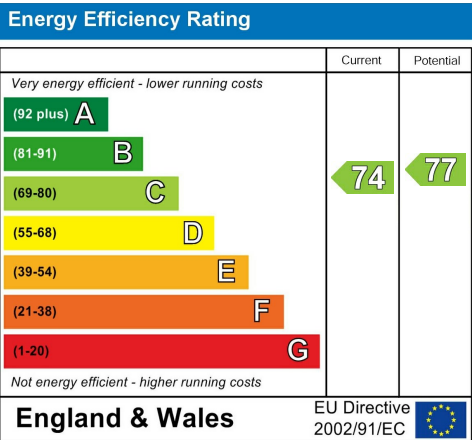
**3**

**2**

**2**

**C**

The EPC



The Bullet Points

- Three double bedrooms
 - Open-plan kitchen/diner with utility room
 - Versatile loft room and excellent storage throughout
 - Beautiful rear garden with patio and lawn
 - Short walk to Rest Bay beach and coastal paths
- Modern en-suite and family bathroom
 - Spacious living room and separate garden room
 - Off-street parking for multiple vehicles
 - Large shed/garage with side and rear access
 - Immaculate condition throughout

The Main Text

Welcome to Sandpiper Road, CF36 3UT. Located just a short distance from the ever-popular Rest Bay, this stunning three-bedroom detached bungalow offers stylish, spacious, and versatile living, all finished to a high standard throughout. Set on a generous plot with off-street parking for multiple vehicles, this home is perfect for families, professionals, or downsizers seeking a low-maintenance lifestyle in a highly desirable area.

You are welcomed into a bright and airy entrance hallway, laid with elegant, neutral floor tiles that flow seamlessly into the open-plan kitchen and dining area. The contemporary kitchen is both practical and attractive, featuring light grey wooden cabinetry, wooden worktops, integrated appliances, and a central island with a hob. There is ample space for a dining table, ideal for entertaining or family meals.

A separate utility room is situated off the kitchen, equipped with matching units and worktops, an integrated microwave, and space for additional appliances. The utility also provides convenient access to the side of the garden.

The main living room is spacious and comfortable, featuring a neutral carpet and a charming brick and wooden fireplace. An additional rear sitting area, finished with warm wooden flooring and patio doors, provides a lovely space to relax while taking in the views of the garden.

The property features three well-proportioned double bedrooms, including a main bedroom with fitted wardrobes and a stylish en-suite shower room. The en-suite features a large walk-in shower with decorative patterned tiles and built-in vanity storage with an integrated sink and WC.

A beautifully appointed family bathroom serves the remaining bedrooms and includes a freestanding deep bath, a walk-in shower with feature tiling, and fitted storage with a sink and WC.

Upstairs, a spacious loft room offers excellent flexibility, perfect for use as a home office, playroom, or additional storage. There is also a separate storage cupboard on this level, as well as another within the entrance hall.

The garden is superbly maintained with a large patio area that wraps around the sides of the property, ideal for outdoor seating and summer barbecues. There is also a generous lawned area, providing ample space for children or pets. A large shed or garage offers additional storage and can be accessed from both the driveway and the garden.

Additional Information

Type of home- Detached Bungalow

Tenure- Freehold

EPC Rating- C

Council tax band- F

Borough- Bridgend County Borough

Local Area

Located in the sought-after area of Porthcawl, Sandpiper Road is just a short stroll from the stunning Rest Bay coastline, renowned for its golden sands, surf, and scenic coastal walks. The area offers a relaxed seaside lifestyle, complete with a welcoming community atmosphere and a variety of independent shops, cafes, and restaurants nearby. Residents can enjoy beautiful open spaces, including the nearby promenade and surrounding countryside, perfect for walking, cycling, or simply taking in the sea air. With its blend of natural beauty and local charm, the area provides an ideal setting for those seeking a peaceful yet vibrant place to call home.

Schools

The local area boasts a strong selection of both primary and secondary schools, providing a high standard of education within easy reach. Families are well catered for, with a range of schooling options that are known for their supportive environments and commitment to academic and personal development. Whether you're looking for early years provision or comprehensive education, the surrounding area provides a reliable and accessible choice for growing families.

Transport

The local area benefits from a convenient public transport network, with the newly opened Porthcawl Metrolink bus station providing a central hub for regular services. The station features a covered concourse, indoor seating, and modern facilities, making travel comfortable and accessible. Bus routes connect Porthcawl with surrounding towns, the seafront, and local amenities. For rail connections, Pyle station is a short drive away and offers regular services to major destinations including Bridgend, Cardiff, and Swansea. Excellent road links, including the nearby A4229 and access to the M4, make commuting and travelling across South Wales straightforward and efficient.

The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.

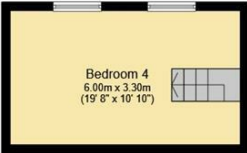


The Floorplan



Ground Floor

Floor area 139.5 sq.m. (1,501 sq.ft.)



First Floor

Floor area 18.9 sq.m. (204 sq.ft.)

Total floor area: 158.4 sq.m. (1,705 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

The Map



RE/MAX
Estate Agents