

PORTHCAWL · SOUTH WALES

37 Sanderling Way

Coastal Living. Beautifully Considered.

A five-bedroom detached residence with sea views,
moments from the South Wales coastline

OFFERS IN THE REGION OF £900,000

DAWN TAYLOR
eXp | LUXURY



INTRODUCING

Coastal living, beautifully considered

An elegant five-bedroom detached residence offering generous, versatile accommodation, beautiful sea views and a wonderfully peaceful setting, just moments from the South Wales coastline. Tucked away within one of Porthcawl's sought-after residential settings, it offers the chance to embrace coastal living without compromising on the space, convenience or versatility of a substantial family home.

KEY FEATURES

- Five generously proportioned double bedrooms
- Accommodation arranged across three floors
- Elegant reception rooms and open-plan family living
- Conservatory overlooking the landscaped garden
- Peaceful, sought-after setting close to Rest Bay
- Offered with no onward chain
- Three bathrooms, including the principal en-suite
- Sea views from four of the five bedrooms
- Principal bedroom suite with dressing area
- Private driveway and detached double garage
- Approx. 251.7 sq m (2,709 sq ft)
- Freehold · Council tax band I · EPC C



ARRIVING HOME

Tucked away in a quiet cul-de-sac

Set within one of Porthcawl's sought-after residential settings, the house is approached via a private driveway providing generous off-road parking, complemented by a detached double garage. Established front planting creates a welcoming first impression, just moments from the coastline.





A DIFFERENT PACE OF LIFE

Space, comfort and tranquillity, together

Imagine waking up to sea views, a morning walk along the coast, and returning home to a place where it all comes together effortlessly.

Soft, neutral interiors, generously proportioned rooms and an abundance of natural light create a home that feels welcoming, refined and effortlessly comfortable. Whether it's quiet mornings with a coffee, entertaining friends or welcoming family for the weekend, this is a home that adapts beautifully to the way you live.





GROUND FLOOR

Lounge

5.77m x 3.71m (18'11" x 12'2")

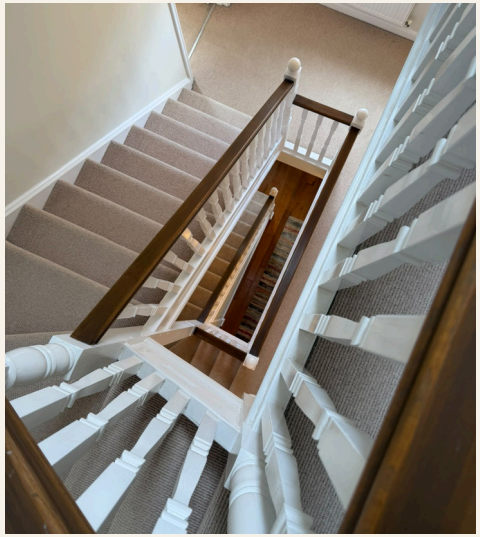
The beautifully proportioned principal lounge provides an elegant yet comfortable setting for relaxation, with a feature fireplace creating a natural focal point.

Entrance Hall

4.73m x 2.60m max (15'6" x 8'6")

From the moment you step inside, the welcoming central hallway introduces the sense of space that continues throughout the home.





GROUND FLOOR

Kitchen / Dining Room

3.39m max x 10.23m (11'1" x 33'7")

To the rear, the impressive open-plan kitchen, dining and sitting area forms the natural heart of the home. Thoughtfully designed for everyday living and entertaining, the kitchen features classic cabinetry, granite work surfaces and a central island, bringing together practicality and timeless style.

There is ample space for informal dining and relaxed seating, making this a wonderful setting for everything from leisurely breakfasts to evenings spent with family and friends. Two sets of double doors open onto the conservatory, creating wonderful extra space for entertaining.



GROUND FLOOR

Conservatory

Opening from the kitchen through two sets of double doors, creating wonderful extra entertaining space with garden views and doors onto the landscaped patio.

3.22m x 6.41m (10'7" x 21')

Study

A flexible further reception room for a study, formal dining or an extra sitting room.

3.27m x 3.72m (10'9" x 12'2")

Utility Room

A separate utility room with access to the side of the house.

Cloakroom / WC

A ground-floor cloakroom completes the accommodation on this level.





FIRST FLOOR · THE PRINCIPAL SUITE

Bedroom One

5.93m x 3.71m (19'5" x 12'2")

A particularly lovely retreat with fabulous sea views, fitted wardrobes and a dedicated dressing area.

En-suite

An elegant en-suite with freestanding bath, wall-hung WC and separate walk-in shower.





FIRST FLOOR

Bedroom Two

4.39m x 3.72m (14'5" x 12'2")

A generous double bedroom with fitted wardrobes.

Bedroom Three

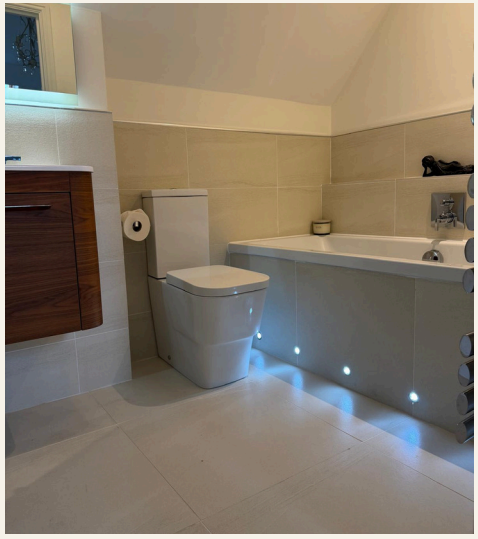
3.41m max x 3.72m (11'2" x 12'2")

A further double bedroom with fabulous sea views.

Family Bathroom

A beautifully appointed bathroom with bath and separate shower, serving the first floor.







TOP FLOOR (SECOND FLOOR) · A HOME THAT ADAPTS TO YOU

Bedroom Four

A spacious double bedroom with fabulous sea views.

5.39m x 3.72m (17'8" x 12'2")

Bedroom Five

A double bedroom with its own dressing area and fabulous sea views.

3.80m x 3.82m (12'6" x 12'6")

Bathroom

A contemporary four-piece bathroom with bath, separate shower, walnut vanity and soft ambient lighting.

A home with room for everyone, and room for life to evolve.







OUTSIDE

Outdoor living, without the upkeep

The beautifully landscaped rear garden offers an appealing balance of privacy, practicality and enjoyment. An attractive patio provides space for outdoor dining, summer gatherings or simply sitting back with a glass of something lovely at the end of the day.

To the front, a private driveway provides generous off-road parking, complemented by a detached double garage.

FOR LIVING WELL

- Landscaped rear garden and patio
- Established planting and lawn
- Private driveway parking
- Detached double garage





THE COASTAL LIFESTYLE

More than a beautiful house

Porthcawl is one of South Wales's best-loved coastal destinations, offering an appealing blend of sandy beaches, scenic coastal walks, independent businesses, restaurants and a welcoming seaside community.

Nearby Rest Bay is particularly renowned for its beautiful stretch of coastline, the perfect backdrop for morning walks, outdoor activities and time spent by the sea.

The promenade, cafés, restaurants and amenities add to the enjoyment of everyday life, while the road network connects towards Cardiff, Bridgend, Swansea and beyond.

Whether relocating, upsizing or seeking somewhere truly special, 37 Sanderling Way offers an exciting new chapter.







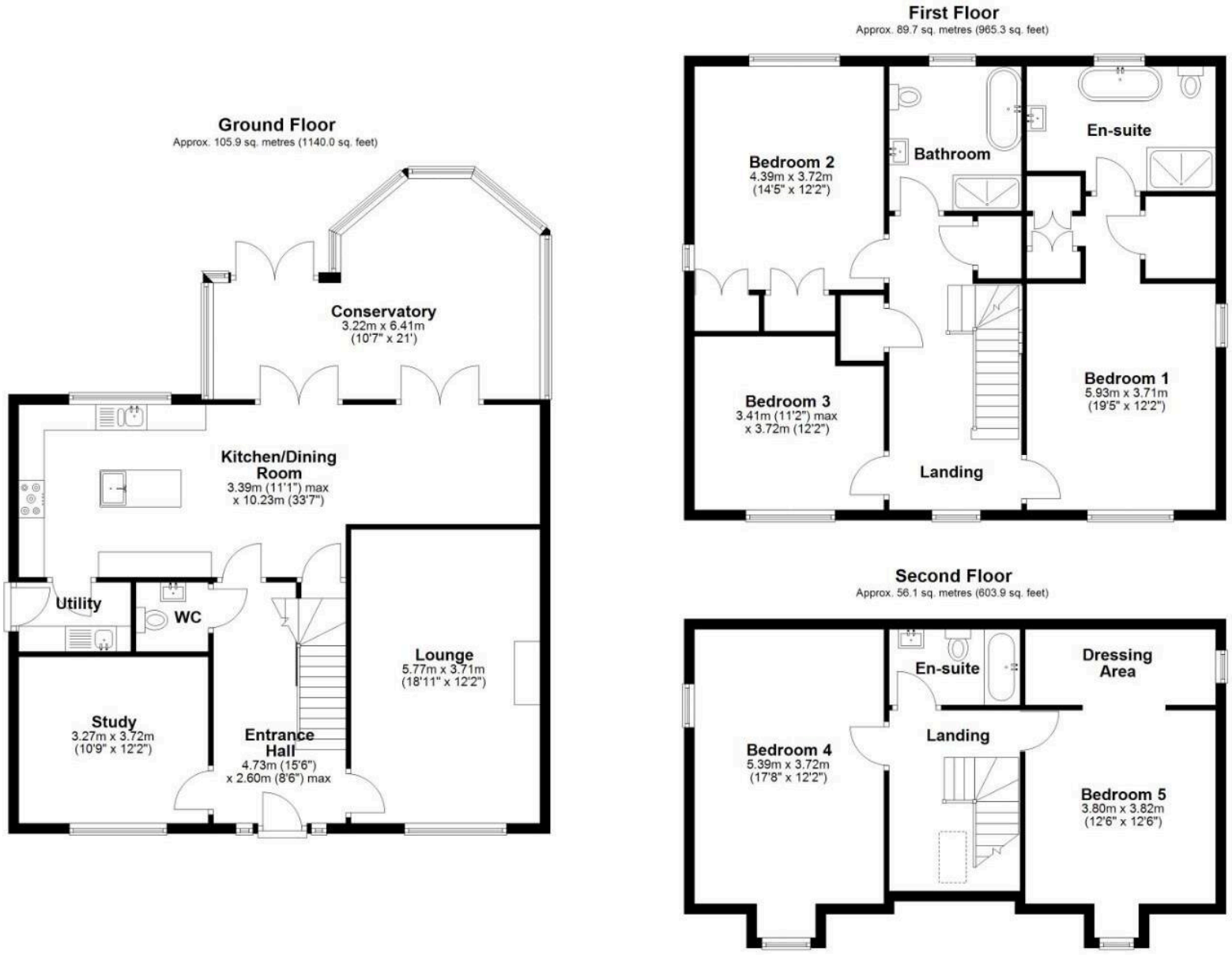
THE DETAILS

Every detail, beautifully considered

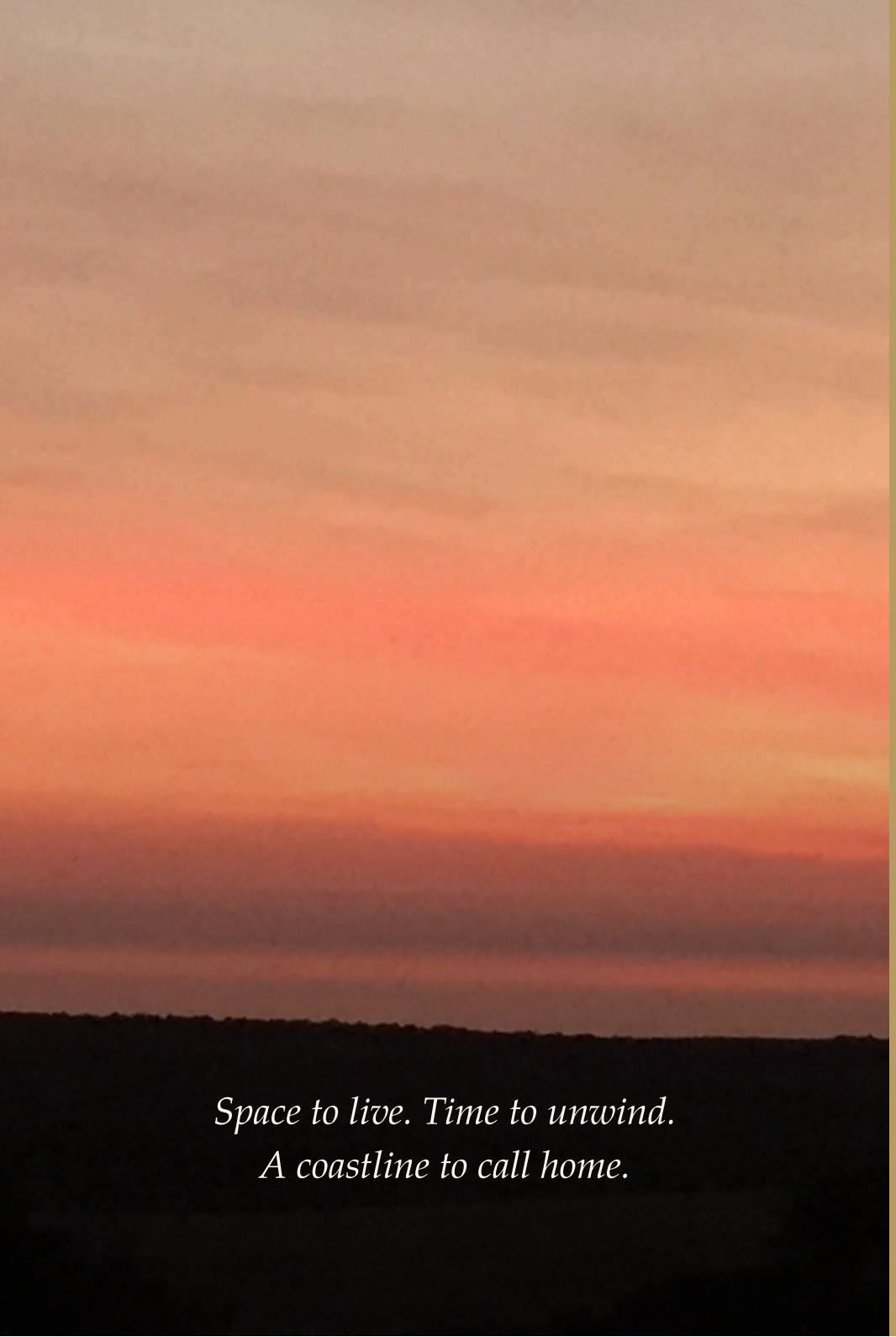
From granite work surfaces and soft, natural light to elegant finishes throughout, this is a home that has been loved and cared for, and it shows. The atmosphere is one of understated elegance: generously proportioned rooms that feel welcoming, refined and effortlessly comfortable.

Floorplan

APPROX. 251.7 SQ M (2,709 SQ FT)



Total area: approx. 251.7 sq. metres (2709.3 sq. feet)



ADDITIONAL INFORMATION

TENURE
Freehold

COUNCIL TAX
Band I

EPC RATING
C

SERVICES
All mains connected

FLOOR AREA
Approx. 2,709 sq ft

CHAIN
No onward chain

PRICE

Offers in the region of £900,000

There are homes that impress with their accommodation, and others that captivate through their setting. 37 Sanderling Way brings both together.

PRIVATE VIEWINGS

Come and see it for yourself

As your personal estate agent, I'm not tied to high street opening hours. I'm available evenings and weekends, so you can view together at a time that suits you. With more than 35 years in property, I'll look after you personally from your first viewing through to completion.

07899 971786

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One Agent. Start to Finish.

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These particulars are a guide only and do not form part of any offer or contract. Measurements, floor areas and the floorplan are approximate and for illustration only. Services, fittings and appliances have not been tested. Buyers should check all information with their own advisers before proceeding.