
41 The Rest, Rest Bay
Porthcawl, CF36 3UP
Watts
&Morgan



41 The Rest, Rest Bay

Porthcawl CF36 3UP

£599,950 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Room

Beautifully decorated throughout, this stylish two-bedroom apartment enjoys an enviable position overlooking Rest Bay, offering breathtaking coastal views in the highly sought-after seaside town of Porthcawl. Finished to a high standard, the property combines contemporary living with an exceptional location, providing excellent access to the M4 corridor, a wide range of local amenities, and is just a short stroll from the seafront and the renowned Royal Porthcawl Golf Club. Perfectly suited for those seeking a coastal lifestyle, this impressive apartment offers comfort, convenience, and spectacular surroundings.

The property briefly comprises, of entrance hallway, large open living/dining room and kitchen with balcony overlooking the front, family bathroom, two double bedrooms, one with ensuite. Residents also benefit from two allocated parking spaces, lift access to the apartment, and use of the beautifully landscaped communal gardens, as well as a secure cycle store and bin store. Property offered with no onward chain.

Directions

* Bridgend Town Centre - 7.9 Miles * Porthcawl Town Centre- 1.8 Miles * Cardiff City Centre - 30 Miles * J37 of the M4 - 4.3 Miles

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Summary of Accommodation

ABOUT THE PROPERTY

The apartment is entered via a composite front door into a welcoming entrance hallway, finished with stylish LVT flooring. The hallway benefits from three generous storage cupboards providing excellent practical storage.

To the front of the apartment is the impressive open-plan living, dining and kitchen area, a bright and spacious room designed to make the most of its exceptional coastal setting. The living area enjoys an abundance of natural light through a striking floor-to-ceiling side window and large sliding patio doors, which open onto the balcony and stunning panoramic views across Rest Bay and the prestigious Royal Porthcawl Golf Club. There is ample space for comfortable lounge furniture, creating the perfect setting for both relaxing and entertaining.

The dining area is equally impressive, with two floor-to-ceiling front-facing windows offering further uninterrupted views and plenty of space for a large dining table, ideal for family meals or hosting guests.

The contemporary kitchen is beautifully appointed with a range of sleek wall and base units complemented by quality work surfaces, offering both style and functionality. Integrated appliances include a fridge/freezer, dishwasher, wine fridge, and Bosch double oven with integrated microwave. A generous breakfast bar provides additional worktop space and casual seating, while a further storage cupboard adds valuable practicality.

The family bathroom is beautifully presented and generously proportioned, finished with fully tiled walls and tiled flooring for a sleek, contemporary feel. It is fitted with a modern three-piece suite comprising a WC, wash hand basin, and a bath with a shower overhead.

The main bedroom is a spacious and relaxing retreat, featuring carpeted flooring, a large floor-to-ceiling side window that fills the room with natural light, and a built-in wardrobe providing excellent storage. The en-suite shower room is finished to a high standard with fully tiled walls and flooring and comprises a modern three-piece suite including a WC, wash hand basin, and a generous walk-in shower. A side-facing window enhances the bright and airy feel of the space.

Bedroom two is another well-proportioned double room, complete with carpeted flooring, a large floor-to-ceiling window, and a built-in wardrobe.

GARDEN AND GROUNDS

The development is set within beautifully maintained communal grounds, offering residents attractive landscaped gardens that create a peaceful and welcoming environment. Perfectly positioned to take advantage of the stunning coastal setting, the grounds enjoy delightful views across the surrounding scenery, including the sea and neighbouring golf course, providing an idyllic place to relax and appreciate the exceptional location. Residents also benefit from an allocated parking space, lift access to selected apartments, as well as a secure cycle store and bin store.

ADDITIONAL INFORMATION

Leasehold - 243 years remaining
EPC Rating - B
Council Tax band- F
Ground Rent - £250 per annum
Service Charge - £4,381.44 per annum





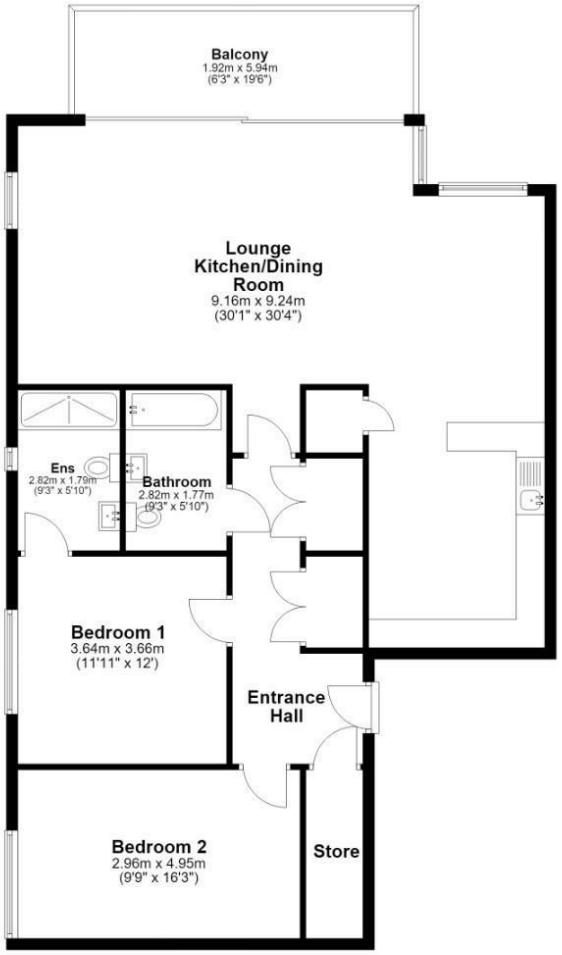






Ground Floor

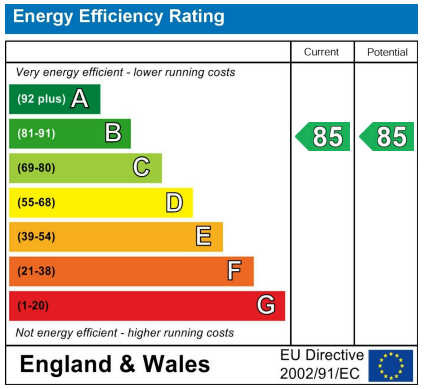
Approx. 108.8 sq. metres (1170.8 sq. feet)
(excluding Balcony)

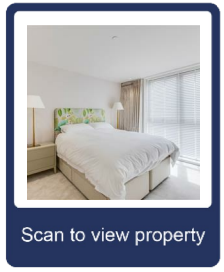


Total area: approx. 108.8 sq. metres (1170.8 sq. feet)









Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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