



101 West Road, Porthcawl, CF36 3RY Offers Over £1,000,000

BEAUTIFULLY RENOVATED & EXTENDED 4/5 BEDROOM HOME combining contemporary Scandi-design with relaxed, family-focused living. A striking entrance hallway sets the tone, with a dramatic spiral staircase, glass balustrade & gallery landing creating an immediate sense of space & light. At the heart of the home is the impressive 9M+ kitchen/family room, featuring quartz worktops, an oversized island and bi-fold doors opening onto the garden for seamless indoor-outdoor living. A range of additional living spaces, including a dedicated playroom, provide excellent flexibility, while two front aspect reception rooms both benefit from patio doors to the garden, enhancing the home's connection to its surroundings. Bedroom accommodation is arranged around the landing, complemented by a superbly finished family bathroom & en-suite to the principal bedroom suite. The second floor offers a standout vaulted living space with far-reaching countryside and sea views, ideal as a family room, home office or optional fifth bedroom, adding exceptional flexibility to an already impressive home.

Externally, the property is approached via electric gates and a long driveway, with a neatly landscaped frontage creating immediate kerb appeal. To the rear, the garden has been designed for contemporary family life & entertaining, with a resort-inspired outdoor living space combining tiled flooring, artificial lawn, a timber gazebo & dedicated dining and chill-out areas, ideal for both relaxed everyday use & social occasions. A versatile outbuilding, currently configured as a spa, offers outstanding potential and could easily be reimaged as a home office, garden room, bar, studio or games room, further enhancing the lifestyle appeal of this exceptional home. Call to view now!

Hallway

14'8" x 14'6" (4.48 x 4.44)

A statement entrance hallway sets the tone for the home, featuring a striking spiral staircase with glass balustrade that rises to a light-filled gallery landing above. Finished with tiled flooring & underfloor heating, the space feels both elegant and inviting, with a superb sense of openness and natural light, while also providing access to all reception rooms and the impressive kitchen/family room.

Kitchen/Family Room

30'4" x 21'6" (9.26 x 6.57)

At over 9M x 6.5M, this exceptional kitchen/family room forms the true heart of the home, delivering an impressive sense of scale while remaining warm, sociable and effortlessly liveable. The shaker-style kitchen in a soft grey palette is beautifully appointed with wall & base units, quartz worktops and a generous oversized dining island with triple pendant lighting above. Complemented by high-quality integrated appliances including a dishwasher, fridge freezer and Neff oven, with a boiling hot tap, alongside a Toledo range-style cooker that anchors the space with a classic focal point.

Designed with modern family life in mind, the layout flows seamlessly from cooking to dining and relaxation, with a dedicated dining area comfortably accommodating a large family size table and a relaxed living zone ideal for everyday unwinding or entertaining guests. Bi-fold doors open directly onto the garden, creating a superb indoor-outdoor connection that's perfect for summer gatherings and sociable living, while tiled flooring, underfloor heating and subtle LED lighting ensure a sleek yet comfortable finish throughout. A charming additional snug area adds real personality to the space, ideal as a reading nook or a cosy corner for children - bringing warmth and versatility to a room that already excels as a place to cook, connect and entertain in equal measure.

Reception Room One

14'1" x 8'9" (4.30 x 2.67)

One of three additional & versatile living spaces, currently arranged as a playroom, featuring pvcu windows, wood flooring, radiator and bespoke wood panelling.

Reception Room Two

18'10" x 14'7" (5.75 x 4.46)

Accessed via double doors from the hallway, this elegant

second reception room continues the home's calming Scandinavian-inspired aesthetic, with soft cream carpets, crisp white walls and a clean, understated finish. A contemporary log burner provides a stylish focal point, creating a warm and inviting space to unwind. Full-height pvcu sliding doors open directly onto the front garden patio, drawing in natural light and offering a pleasant outlook, making this a perfect relaxed chill-out room for quieter evenings or reading away from the main living areas.

Reception Room Three

16'3" x 10'7" (4.96 x 3.24)

The third reception room is currently used as a home gym, featuring wood flooring, radiator and pvcu double doors opening onto the front garden, creating a bright and versatile space with excellent flexibility for future use.

WC

4'11" x 4'8" (1.50 x 1.43)

Fully tiled ground floor cloakroom with pvcu windows & shutters, heated towel rail, LED mirror, sink/storage unit and wc.

Utility Room

8'6" x 7'1" (2.61 x 2.17)

The utility room continues the same stylish shaker cabinetry and quartz worktops, with matching wall and base units providing a cohesive finish throughout. There is space for two undercounter appliances, a useful utility cupboard housing the boiler and a pvcu window allowing natural light. Practical and well-planned, it helps keep the home effortlessly organised and clutter-free.

Landing

21'5" x 14'6" (6.54 x 4.42)

The gallery landing overlooks the spiral staircase with glass balustrade & hallway below, creating a real sense of openness and architectural interest. A further staircase leads up to the second-floor entertainment room, adding a unique and flexible additional level to the home. Comprising a fitted carpet, radiator and pvcu windows that draw in natural light, the landing also benefits from a useful utility cupboard, with all bedrooms arranged off this central space.

Bathroom

11'3" x 7'10" (3.43 x 2.39)

A superbly finished bathroom featuring a striking

double-ended bath with waterfall tap, complemented by a corner shower with waterfall showerhead for a spa-like feel. Twin vanity sink units provide excellent storage, alongside a heated towel rail, tiled flooring with underfloor heating and a sleek LED mirror. Dual windows with bespoke shutters complete the space, filling it with natural light while maintaining privacy.

Bedroom One

14'6" x 8'9" (4.44 x 2.67)

The principal bedroom offers a calm, soothing aesthetic, enhanced by soft carpeting, a radiator and a wall-mounted TV point for modern convenience. A beautifully finished wood-panelled feature wall adds subtle texture and warmth, while the bay window creates a recessed seating area with bespoke seating, perfectly positioned to enjoy far-reaching views across Rest Bay and towards Mumbles to the west. An adjoining dressing room with fitted wardrobes provides excellent storage and a boutique feel, leading through to a well-appointed en suite for added privacy and comfort.

En-Suite

8'7" x 4'8" (2.62 x 1.43)

Fully tiled en-suite comprising tiled flooring & underfloor heating, an enclosed shower with waterfall head, sink/storage unit, heated towel rail, LED mirror and recessed spotlights. A pvcu window provides natural light and ventilation, completing this well-finished space.

Bedroom Two

14'1" x 8'9" (4.30 x 2.69)

Second bedroom featuring pvcu windows, radiator, fitted carpet and bespoke wood panelling.

Bedroom Three

16'2" x 10'7" (4.94 x 3.23)

Third spacious bedroom comprising bespoke wood panelling, radiator, fitted carpet and pvcu windows to the rear aspect.

Bedroom Four

16'2" x 10'6" (4.95 x 3.22)

The fourth double bedroom features bespoke wood panelling, carpet, radiator and a wall-mounted TV point, with a Juliet balcony offering impressive rural and sea views.

Games Room/Bedroom Five

23'5" x 22'2" (7.15 x 6.77)

Set on the second floor, this exceptional feature room forms a true highlight of the renovation, with a dramatic vaulted ceiling and cathedral-style pvcu windows that frame far-reaching countryside and sea views. Finished with wood-effect flooring, recessed spotlights, LED lighting and an air conditioning unit, it offers a comfortable, high-spec space that can be enjoyed all year round, further enhanced by extensive eaves storage cupboards. Currently zoned to suit modern living with a play area, office space and a cosy lounge-style setting positioned to take full advantage of the outlook, it offers superb flexibility and could also be utilised as a fifth bedroom if required. Light-filled and versatile, it delivers a unique lifestyle space that works equally well for family life, working from home or simply unwinding while enjoying the elevated views.

External

Set behind electric gates, the property is approached via a long private driveway leading to a garage, with a neatly kept frontage framed by a manicured lawn and established flower beds, creating a welcoming first impression. A charming patio area sits neatly adjacent to the second reception room, offering a pleasant outlook and a quiet spot to enjoy the front garden.

To the rear, the home transforms into a superb extension of everyday living, with bi-fold doors opening from the main kitchen/family room directly onto the garden. This seamless connection between inside and out creates a fantastic sense of space and flow, ideal for modern family life - particularly on warm summer days when the garden becomes a natural continuation of the home, perfect for relaxed living, entertaining and allowing parents to supervise children while cooking or hosting.

The garden itself has been thoughtfully designed with a contemporary finish, combining sleek tiling with immaculately kept artificial turf that is both stylish and practical, offering a safe, low-maintenance space for children to play. A timber gazebo provides a sheltered focal point for relaxed seating, complemented by a chill-out zone and a dedicated dining space, all arranged to create an easy, resort-like flow for gatherings with family and friends. A versatile outbuilding currently arranged as a

spa suite (5.69x2.94), complete with hot tub, sauna (*not included in sale) and WC (1.67x0.91), adds a further layer of luxury and flexibility. Once reconfigured, it offers outstanding potential as a home office, bar, garden room, hobby space, studio or games den - an adaptable lifestyle space that evolves with the needs of its owners.

Location

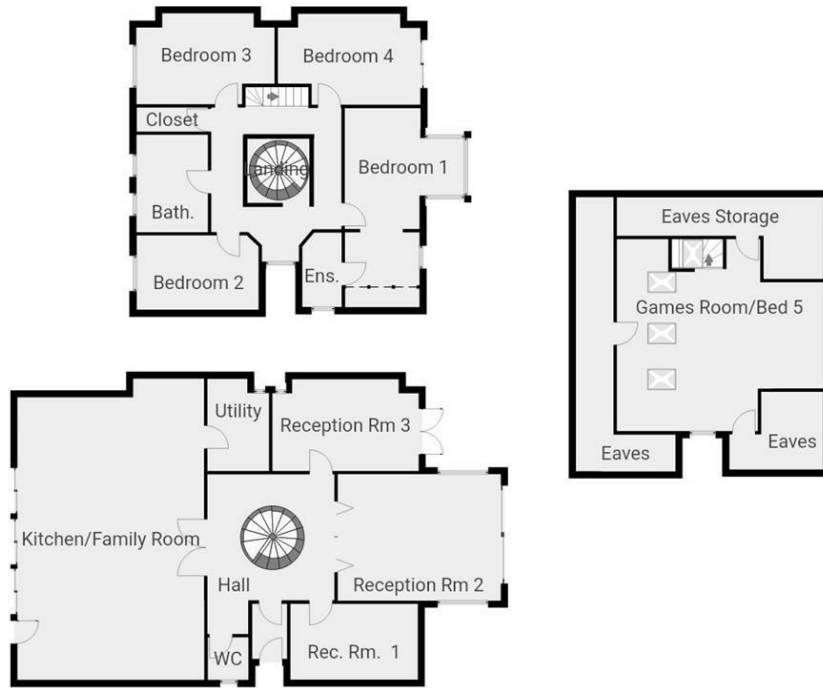
Perfectly positioned on the edge of the charming historic village of Nottage, Halcyon House enjoys the best of both worlds - a peaceful village setting just moments from the coastline and vibrant seaside atmosphere of Porthcawl. Rich in character, Nottage is known for its picturesque stone cottages, traditional inns and fascinating heritage, with local legend claiming that Anne Boleyn once stayed here before her marriage to Henry VIII. The surrounding area is a haven for outdoor and coastal living, with easy access to the sweeping sands of Rest Bay, the scenic open spaces of Locks Common and some of South Wales' most renowned golf courses including Royal Porthcawl Golf Club, The Grove Golf Club and Pyle & Kenfig Golf Club. Excellent transport links via Junction 37 of the M4, nearby rail connections at Pyle and Bridgend and access to Cardiff Airport make commuting and travel effortlessly convenient. The property is also ideally placed for families, with well-regarded local schools including Porthcawl Comprehensive School, Nottage Primary School and West Park Primary School all within easy reach.

Local History

Steeped in heritage and surrounded by breathtaking natural beauty, the local area offers a unique blend of history, coastline and countryside. St Mary Magdalene Church dates back to the mid-13th century and remains a striking reminder of the area's rich past, having celebrated its 750th anniversary in 2005.

Nearby, the spectacular Kenfig National Nature Reserve is one of the region's most treasured landscapes, where vast rolling sand dunes, peaceful lakes and nature trails create an ever-changing backdrop for walking, wildlife spotting and outdoor adventure. Designated a Site of Special Scientific Interest, the reserve is home to an abundance of rare wildlife and forms part of one of the largest active sand dune systems in Europe. The area is also steeped in medieval history, with the atmospheric ruins of Kenfig Castle and the story of the original village famously lost beneath the dunes adding to the area's character and intrigue.

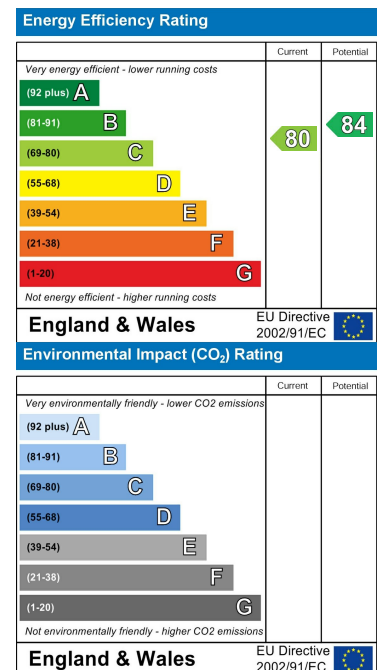
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Unit 4, 270 Cockett Road, Swansea, SA2 0FN
 T: 01792 465822 E: info@smithslettings.com

