



23 Marlpit Lane  
Porthcawl, CF36 5EG

Offers in excess of £350,000



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Nestled on Marlpit Lane, Nottage, Porthcawl, this well-presented two-bedroom detached bungalow offers an inviting blend of style and functionality. The two front bedrooms, adorned with bay windows, infuse the space with natural light and provide a cozy atmosphere. To the rear, a spacious open-plan kitchen and dining area create an ideal setting for family gatherings, complemented by a separate reception room offering additional versatility. The property boasts a generous enclosed rear garden, providing a private outdoor retreat. With the added convenience of a garage and driveway parking, including the capability for electric car charging, this bungalow exemplifies modern living, combining comfort, aesthetic appeal, and sustainable features in a sought-after location.



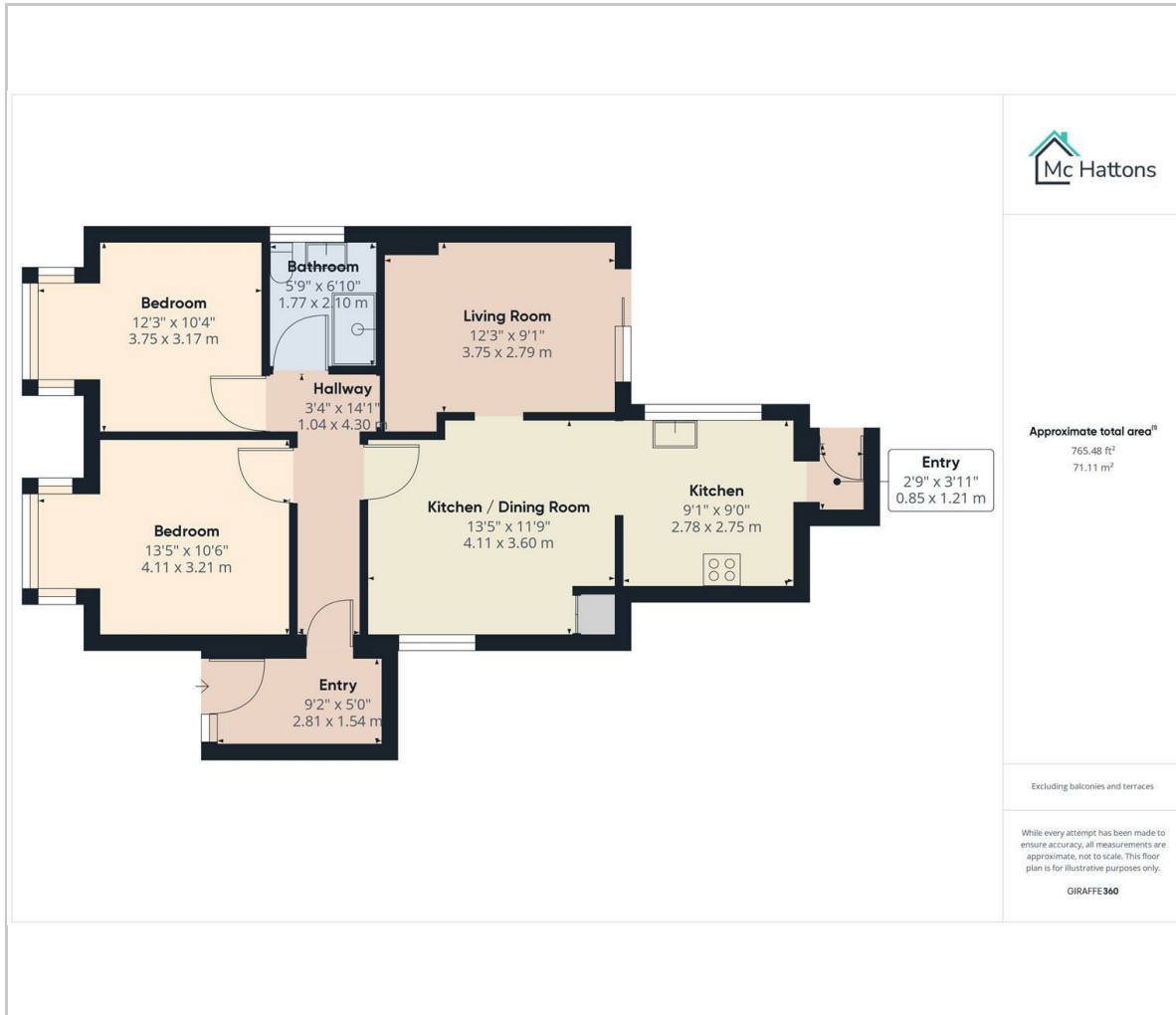


The well proportioned property briefly comprises, entrance porch to side, a spacious entrance hall with access to two front facing bedrooms and shower room. To the rear an open plan dining area with access to kitchen and sitting room. Externally benefitting from a gated driveway providing off road parking and access to garage and front garden. To the rear is a generous enclosed enclosed garden.

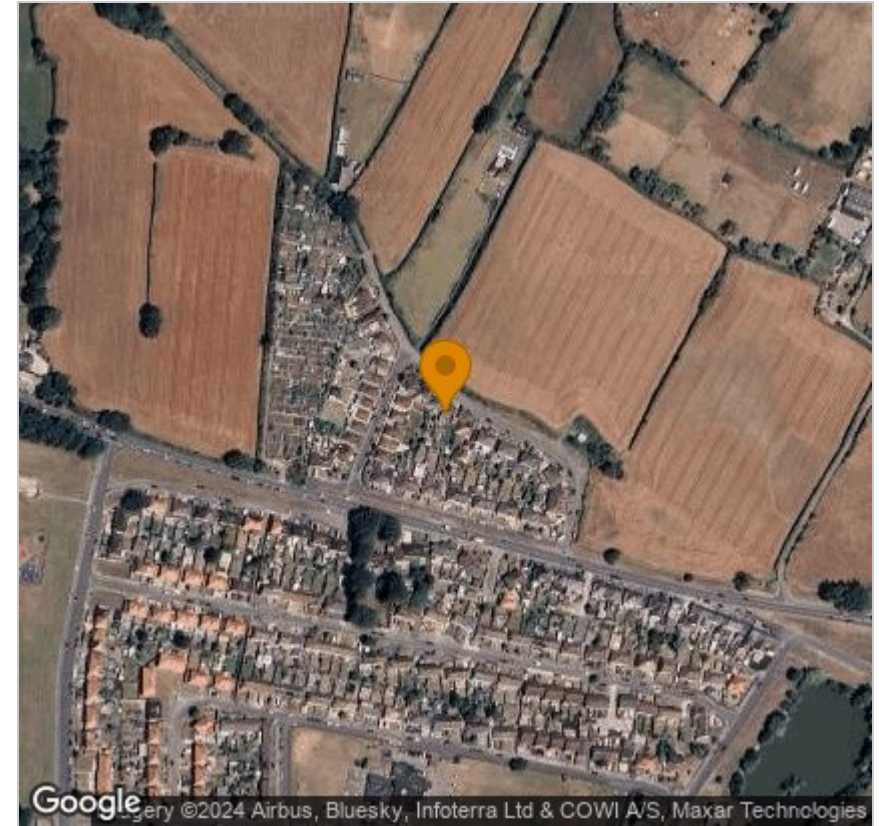
Living in Porthcawl offers several conveniences, making it an attractive place to reside: Porthcawl is situated along the picturesque South Wales coastline, providing residents with stunning views and easy access to beautiful beaches, coastal walks, and recreational activities. The town offers a range of amenities, including shops, restaurants, schools, and healthcare facilities, ensuring that residents have easy access to everyday necessities.



## Floor Plan



## Area Map



## Viewing

Please contact our McHattons - Porthcawl Office on 01656 331577 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

