



154 New Road  
Porthcawl, CF36 5BL

Offers over £300,000





## 154 New Road Porthcawl, CF36 5BL

Price reduction of £40,000, No ongoing chain!

Situated on New Road in Porthcawl, this three bedroom semi detached property offers an exciting opportunity for those with a vision for renovation.

In need of some modernisation, the property presents a canvas for creative transformation. A unique feature of this property is the rear garden, which hosts a swimming pool, promising leisure and relaxation opportunities. The ground floor is comprised of two spacious reception rooms, a kitchen, and a convenient ground floor shower room. Ascending to the first floor reveals three well-proportioned bedrooms, allowing for comfortable family living, and a family bathroom.

With its generous outdoor amenities and potential for modern upgrades, this property on New Road is a distinctive prospect for those seeking a personalized and charming home in Porthcawl.

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. While Porthcawl retains a relaxed atmosphere, it is conveniently located near larger cities like Cardiff and Swansea. This allows residents to access additional amenities, cultural attractions, and employment opportunities within a reasonable distance.

Overall, the combination of its coastal setting, community spirit, amenities, and recreational opportunities makes living in Porthcawl convenient for those seeking a balanced and enjoyable lifestyle.

- **3 Bedroom Semi Detached**
- **Swimming Pool**
- **In need of Modernisation**
- **Sought after location**
- **Driveway parking**
- **No ongoing chain**

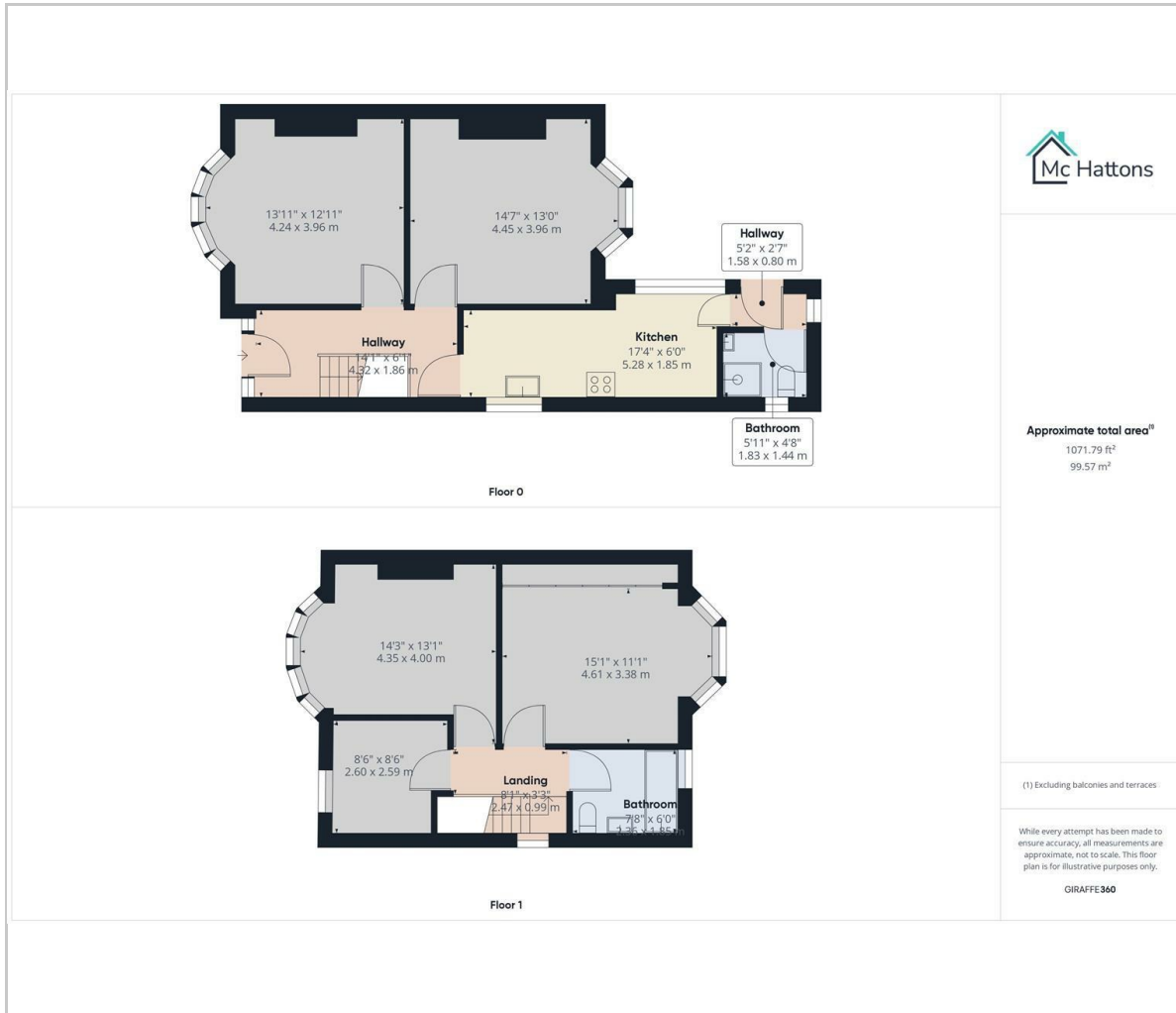








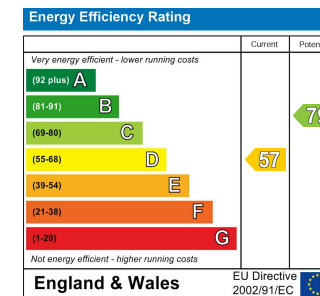
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

10 Lias Road Porthcawl, CF36 3AH

Tel: 01656 331577 Email: enquiries@mchattons.co.uk www.mchattons.co.uk