



32 Queens Avenue  
Porthcawl, CF36 5HP

£270,000





32 Queens Avenue  
Porthcawl, CF36 5HP

Nestled at the end of a cul-de-sac, this traditional Style end-of terrace home offers convenient access to local amenities, including schools, a duck pond, and Porthcawl's beautiful beaches. The accommodation unfolds with a generously sized open-plan living area, featuring a charming exposed brick wall and French doors that lead out to the garden, creating a seamless indoor-outdoor living experience.

The rear of the property hosts a well equipped kitchen diner with a range of units and a designated space for dining. The first floor encompasses three double bedrooms, with the master bedroom positioned at the front, boasting a feature bay window. A well-appointed bathroom completes the accommodation.

The front garden is of low maintenance and features chippings and a privacy hedge, while the enclosed rear garden offers a patio area adjacent to the property, an artificial lawn, and a second patio space, providing an inviting outdoor oasis for residents to enjoy.

Porthcawl is renowned for its stunning coastal location, providing residents with beautiful beaches, sea views, and the opportunity to enjoy outdoor activities along the coastline. The town has a strong sense of community, fostering a friendly and welcoming environment. Local events, festivals, and community activities contribute to a sense of belonging. While Porthcawl maintains a tranquil atmosphere, it is conveniently located near larger cities like Cardiff and Swansea. This proximity allows residents to access additional amenities, employment opportunities, and cultural attractions. Overall, the combination of its coastal charm, community spirit, amenities, and recreational opportunities makes living in Porthcawl convenient for those seeking a balanced and enjoyable lifestyle.







## Floor Plan



## 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

## Area Map



## Energy Efficiency Graph

