



15 Lewis Place  
Porthcawl, CF36 3EF

Offers in excess of £350,000



## 15 Lewis Place, Porthcawl, CF36 3EF

Nestled at the end of a cul-de-sac within Lewis Place, just moments from Porthcawl Town, resides this beautifully presented three-bedroom semi-detached property. Boasting off-road driveway parking and a garage, this charming home offers versatile living spaces over two floors, catering to a variety of lifestyles. The ground floor hosts one of the three bedrooms and a shower room, providing convenience and flexibility.

Step inside to discover a welcoming open-plan lounge and dining area, seamlessly flowing into a well-equipped kitchen. Additionally, a versatile bedroom or second reception room, a conservatory with utility space, and access to a ground floor shower room complete this level. Upstairs, two generous bedrooms await, each with its own en suite facilities. The principal bedroom further impresses with an open-plan dressing area.

Outside, a meticulously maintained enclosed rear garden awaits, offering a serene retreat. Accessible from the garden is a second utility area/storage room, leading through to the garage. Embrace the comfort, versatility, and convenience offered by this exceptional property, perfectly positioned for a fulfilling lifestyle in Porthcawl within close proximity to local amenities including well regarded primary and secondary schools.



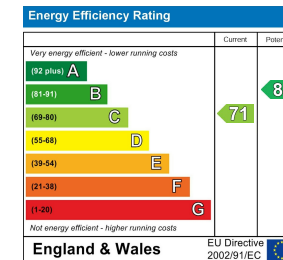
## Area Map



## Floor Plan



## Energy Efficiency Graph



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.

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