



PINEHURST  
REST HOME  
Est. 1899

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Esplanade Avenue  
Porthcawl, CF36 3YU

Offers in the region of £240,000





## Esplanade Avenue Porthcawl, CF36 3YU

### Modernised and Characterful Two-Bedroom Maisonette in Desirable Porthcawl

McHattons are pleased to offer to market this modernised and characterful two-bedroom maisonette, ideally located close to local amenities and the seafront. Arranged over two floors, this versatile property presents an opportunity to reside on one of Porthcawl's highly desirable roads, known for its charming Victorian homes.

#### Property Features:

**Communal Entrance Hall:** A spacious and welcoming entrance hall featuring original Victorian details and providing access to the first floor.

#### First Floor:

**Lounge:** A generous and bright lounge with access to a sit-out wrought iron balcony, perfect for enjoying the coastal air and views towards the sea.

**Double Bedroom:** A good-sized bedroom offering ample space and comfort.

**Kitchen/Diner:** The 21-foot kitchen/diner is well-equipped with plenty of storage and workspace and has access to the rear.

**Shower Room:** Modern, functional, and convenient, equipped with necessary fixtures.

#### Second Floor:

Commanding the entire second floor, the master bedroom offers both style and comfort, with space for a home office, dressing area, or sitting space. This floor certainly has to be viewed to be fully appreciated.

#### Additional Highlights:

**Desirable Location:** Situated on a sought-after road in Porthcawl, known for its Victorian charm and proximity to the seafront.

**Versatile Layout:** Arranged over two floors, the property offers a flexible and spacious living arrangement.

**Well Presented:** The property is well-maintained, blending modern convenience with characterful features.

**Prime Location:** Close to local amenities, schools, and public transport links, making it an ideal location for families or professionals.

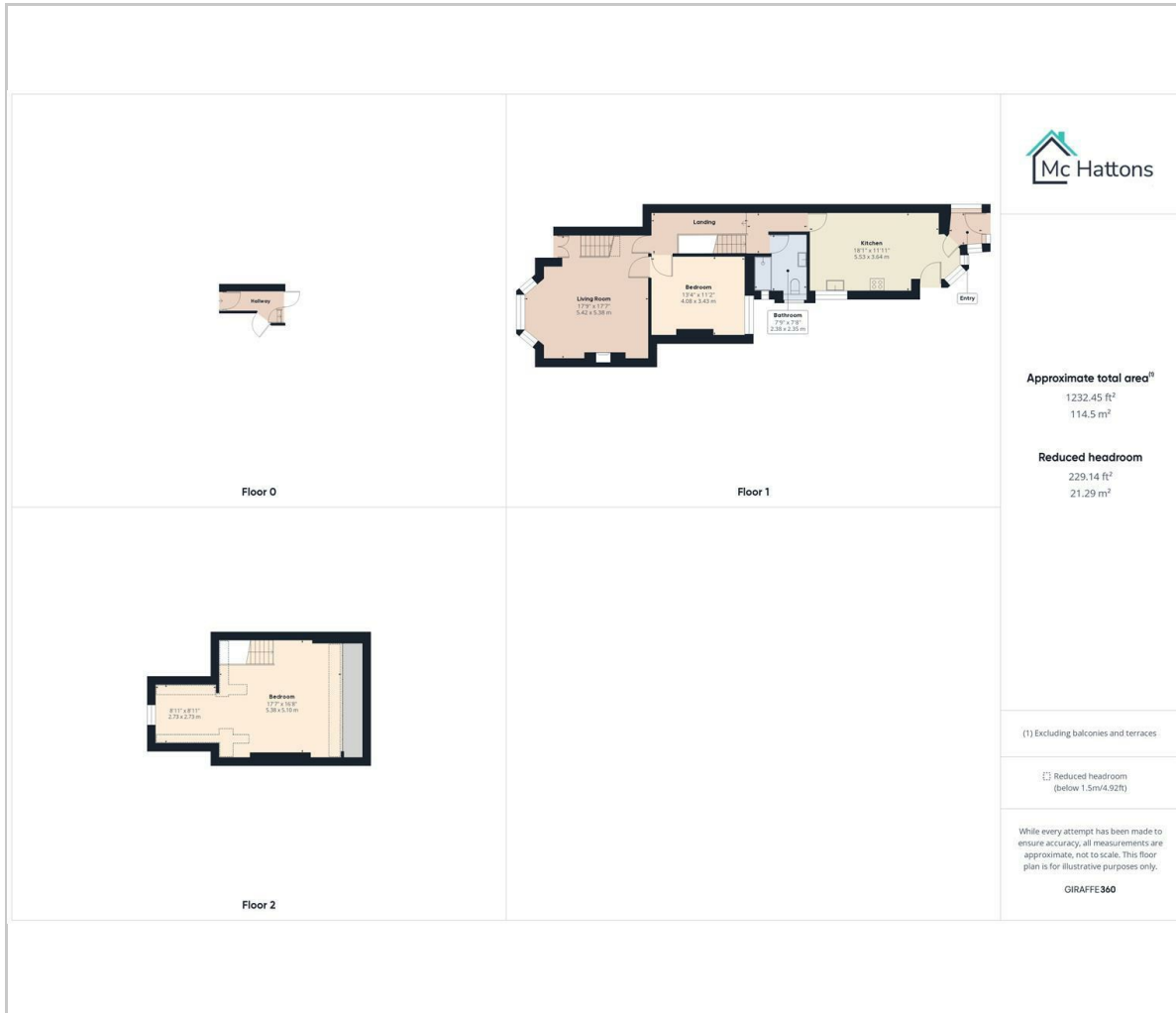
This property represents a unique opportunity to acquire a well-presented and characterful home in a prime location. Viewing is highly recommended to fully appreciate the charm and potential this maisonette has to offer







## 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.

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## Area Map



## Energy Efficiency Graph

