



FOR SALE  
Mc Hattons  
Sales • Lettings • Auctions  
01656 331 577

Cae Ganol  
, Porthcawl, CF36 3RS

£495,000

4 2 3 D

## Cae Ganol

, Porthcawl, CF36 3RS

Beautifully presented and extended family home within a sought after attractive development located in Nottage and within close proximity to Kenfig nature reserve and the award winning beach at Rest bay. This detached family home is found within the catchment of West Park Primary School along with easy access Golf Clubs at The Royal Porthcawl and Pyle & Kenfig.

The accommodation comprises entrance hallway, study / home office, living room plus a large open plan Living / dining kitchen with central island unit and three sets of french doors to the rear garden along with a utility room and cloakroom.

On the first floor there are four bedrooms, the master bedroom having an en-suite, a family bathroom and a balcony to the rear. Externally there is off road parking to the front of the property and an enclosed garden laid to lawn at the rear along with a storage room.

The property further benefits from Hive wireless controlled heating and is available with no on going chain

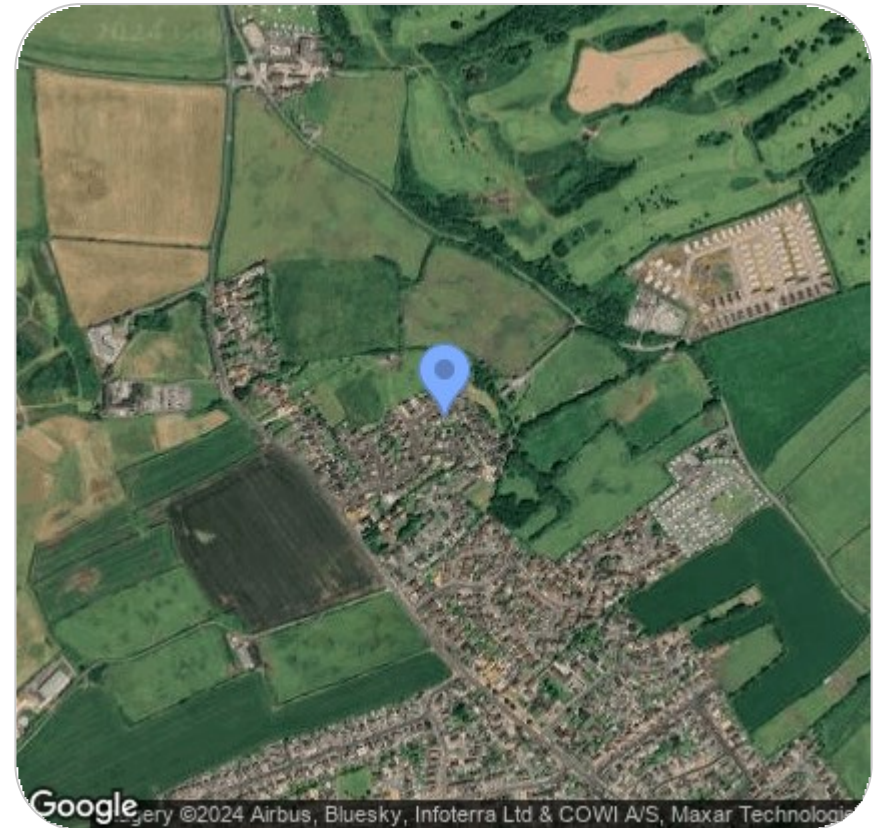




## Floor Plan



## 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.

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

## Energy Efficiency Graph

