Heol-Fair , Porthcawl, CF36 5LA

Offers in the region of £315,000



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#### Heol-Fair

, Porthcawl, CF36 5LA

This four-bedroom semi-detached property is positioned on a corner plot in a sought-after residential area of Porthcawl and benefits from off-road parking and a detached garage. While offering excellent potential for modernisation, the home provides spacious and versatile accommodation across two floors.

On the ground floor, the property briefly comprises:

An entrance conservatory Three reception rooms, providing flexible living spaces A fitted kitchen and utility room A bathroom and separate WC

The first floor includes:

Four well-proportioned bedrooms A family shower room

With plenty of scope for renovation, this property represents an exciting opportunity to create a modern family home in a prime location.





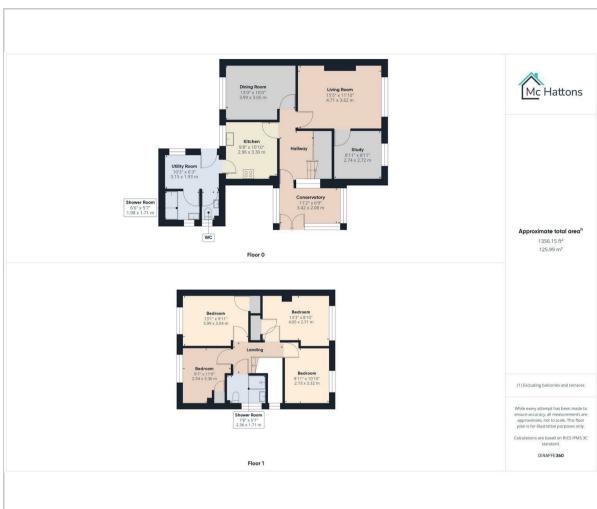








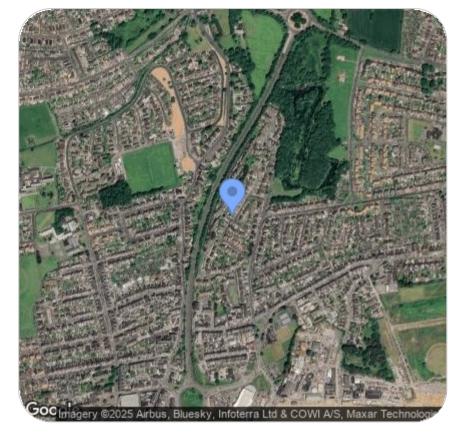
#### Floor Plan



## 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.

## Area Map



# Energy Efficiency Graph

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 🗛			
(81-91) B			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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