



Heol-Fair

, Porthcawl, CF36 5LA

Offers in the region of £315,000



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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 0

Dining Room
13'0" x 10'0"
3.99 x 3.05 m

Living Room
15'5" x 11'10"
4.71 x 3.62 m

Kitchen
9'8" x 10'10"
2.96 x 3.30 m

Utility Room
10'3" x 6'3"
3.15 x 1.93 m

Shower Room
6'0" x 5'7"
1.98 x 1.71 m

WC

Hallway

Study
8'11" x 8'11"
2.74 x 2.72 m

Conservatory
11'2" x 6'9"
3.42 x 2.06 m

Approximate total area⁽¹⁾
1356.15 ft²
125.99 m²

Floor 1

Bedroom
13'1" x 9'11"
3.99 x 3.04 m

Bedroom
13'3" x 8'10"
4.05 x 2.71 m

Bedroom
9'7" x 11'0"
2.94 x 3.36 m

Bedroom
8'11" x 10'10"
2.73 x 3.32 m

Landing

Shower Room
7'8" x 5'7"
2.36 x 1.71 m

WC

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Please contact our McHattons - Porthcawl Office on 01656 331577 if you wish to arrange a viewing appointment for this property or require further information.

10 Lias Road Porthcawl, CF36 3AH
Tel: 01656 331577 Email: enquiries@mchattons.co.uk www.mchattons.co.uk

An aerial satellite view of a suburban residential area. The map shows a dense grid of streets and houses. A prominent green park or field is visible in the upper left quadrant. A blue location pin is placed on a road in the center of the image. The bottom of the image features a Google logo and copyright information: "Imagery ©2025 Airbus, Bluesky, Infoterra Ltd & COWI A/S, Maxar Technologies".

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