Mary Street , Porthcawl, CF36 3YN

Offers in the region of £190,000

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FOR SALE

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BEWARE OF DOG

# Mary Street

, Porthcawl, CF36 3YN

Nestled in the charming coastal town of Porthcawl, this delightful two-bedroom ground floor apartment presents an excellent opportunity for a variety of buyers. With no ongoing chain, this wellpresented property is conveniently located just a short stroll from the vibrant town centre and the picturesque seafront, making it an ideal choice for those who appreciate coastal living.

The apartment boasts two spacious double bedrooms, providing ample space for relaxation and rest. The inviting living room offers a comfortable area for entertaining or unwinding after a long day. The breakfast kitchen is well-equipped, perfect for enjoying leisurely meals or quick snacks. The bathroom is thoughtfully designed, catering to all your daily needs.

Outside, the property features a charming rear courtyard, ideal for enjoying the fresh sea air or hosting small gatherings. Additionally, a designated parking space adds to the convenience of this lovely home.

This apartment is particularly suited for first-time buyers seeking a foothold in the property market, investors looking for a promising rental opportunity, or those in search of a low-maintenance holiday retreat. With its appealing location and thoughtful layout, this property is sure to attract interest from a wide range of prospective buyers. Don't miss the chance to make this delightful apartment your own.





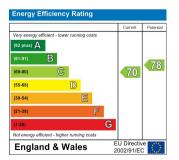


Floor Plan

# Mc Hattons Approximate total area 786.69 ft<sup>2</sup> 73.09 m<sup>2</sup> 15'6" x 10'9" 4.73 x 3.28 m 12'6" x 12'2" 3.81 x 3.72 m Reduced headroor 6.39 ft<sup>2</sup> 0.59 m<sup>2</sup> 15'8" x 13'2" 4.78 x 4.02 m Kitchen 13'10" x 13'3" 4.23 x 4.06 m Hallway 4 x 1.71 n (1) Excluding balconies and terrace ()) Reduced headroom (below 1.5m/4.92ft) while every attempt has been ma nsure accuracy, all measuremen opproximate, not to scale. This floor lan is for illustrative purposes only GIRAFFE 360

# Contracts of the set o

## Energy Efficiency Graph



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

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## Area Map