



Penylan House  
, Ton Kenfig, CF33 4PT

Offers over £575,000





## Penylan House

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This three-bedroom semi-detached property offers versatile accommodation over two floors and presents the potential for self-contained living that could be utilized as a holiday let opportunity due to its prime location. Nestled opposite the renowned Kenfig Nature Reserve, one of Wales's largest sand-dune reserves, the property benefits from the natural beauty and diverse wildlife of the area.

The property itself briefly comprises an entrance hall with stairs to first floor, a spacious living room, an orangery with lantern skylight, a kitchen, and a cloakroom on the ground floor. Upstairs, there are three well proportioned double bedrooms, two bathrooms, and a dressing room with a w/c off the main bedroom. Additionally, another stairwell leads to an open-plan living kitchenette, dining area, and living room with a multi-fuel burner, offering a fantastic opportunity for use as an annex or potential Air B&B. This unique feature makes the property highly adaptable, catering to a variety of living arrangements and investment possibilities.

Externally, the property offers a generous frontage with a gated driveway, providing ample parking for multiple vehicles. To the rear, there is an enclosed garden featuring a variety of patio sitting areas, a central lawn, and several outbuildings. This well-appointed outdoor space is perfect for relaxation, entertaining, and enjoying the natural surroundings.









## 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

