



Clos Y Mametz  
, Porthcawl, CF36 5DJ

Price £375,000



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## Clos Y Mametz

, Porthcawl, CF36 5DJ

Nestled in the charming area of Clos Y Mametz, Porthcawl, this beautifully presented terraced townhouse offers a delightful blend of modern living and historical charm. Situated adjacent to the picturesque Duckpond and the quaint village of Newton, this property is perfect for those seeking a vibrant community atmosphere.

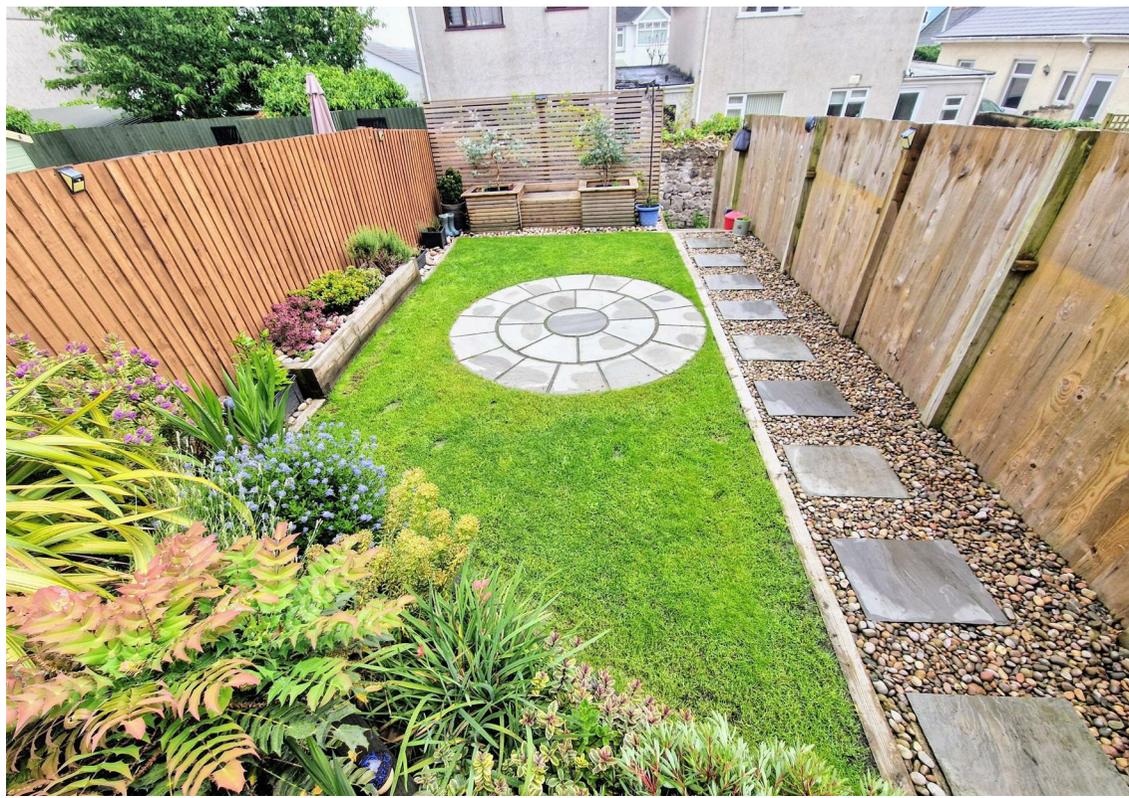
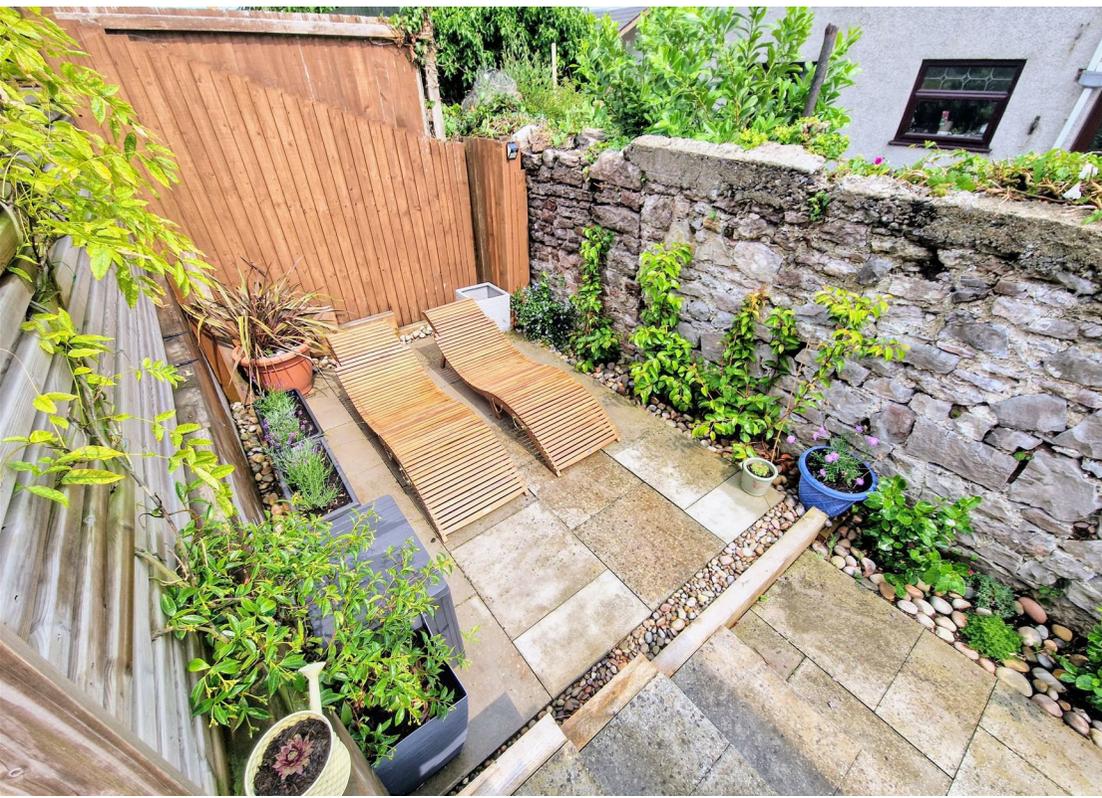
Upon entering, you are welcomed by a spacious hallway that features a convenient cloakroom. The kitchen diner, located at the front of the house, is ideal for family meals and entertaining guests. At the rear, the living room provides a cosy retreat, with direct access to a beautifully landscaped garden, perfect for enjoying the outdoors.

The first floor boasts two generously sized double bedrooms, alongside a third bedroom currently utilised as a study, making it a versatile space for work or relaxation. A well-appointed family bathroom completes this level. Ascending to the top floor, you will find the master bedroom suite, which features built-in wardrobes and a dressing area, along with a private en-suite bathroom for added convenience.

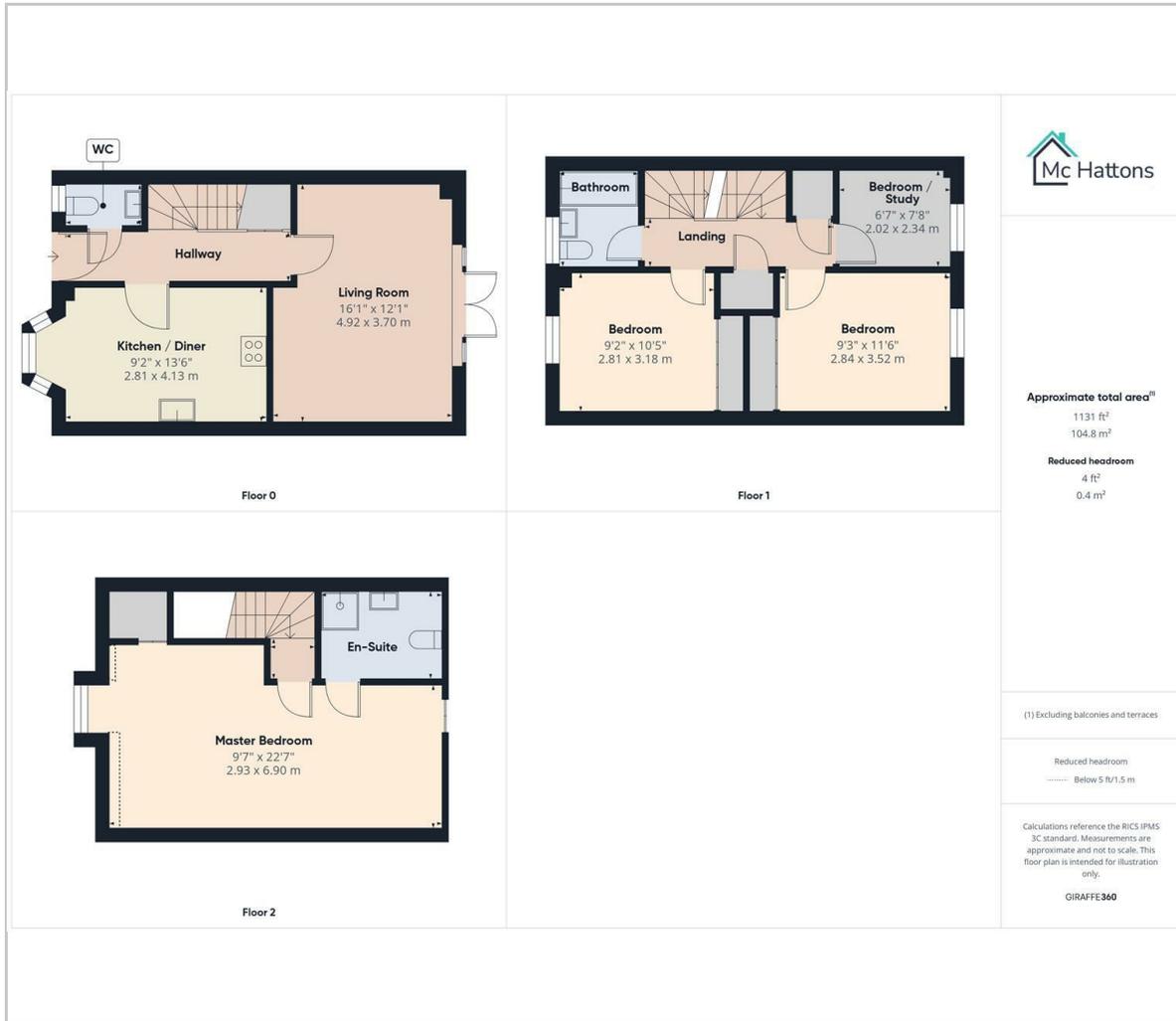
The enclosed rear garden is a true highlight, offering a lovely patio area for alfresco dining and a garage for additional storage. Off-road parking for two vehicles ensures that you will never have to worry about finding a space.

With easy access to the heart of Newton village, which boasts a central green, a welcoming public house, and stunning beach access, this property is ideally situated for those who appreciate both leisure and lifestyle. The nearby heritage coastline adds to the allure, making this townhouse a perfect place to call home.

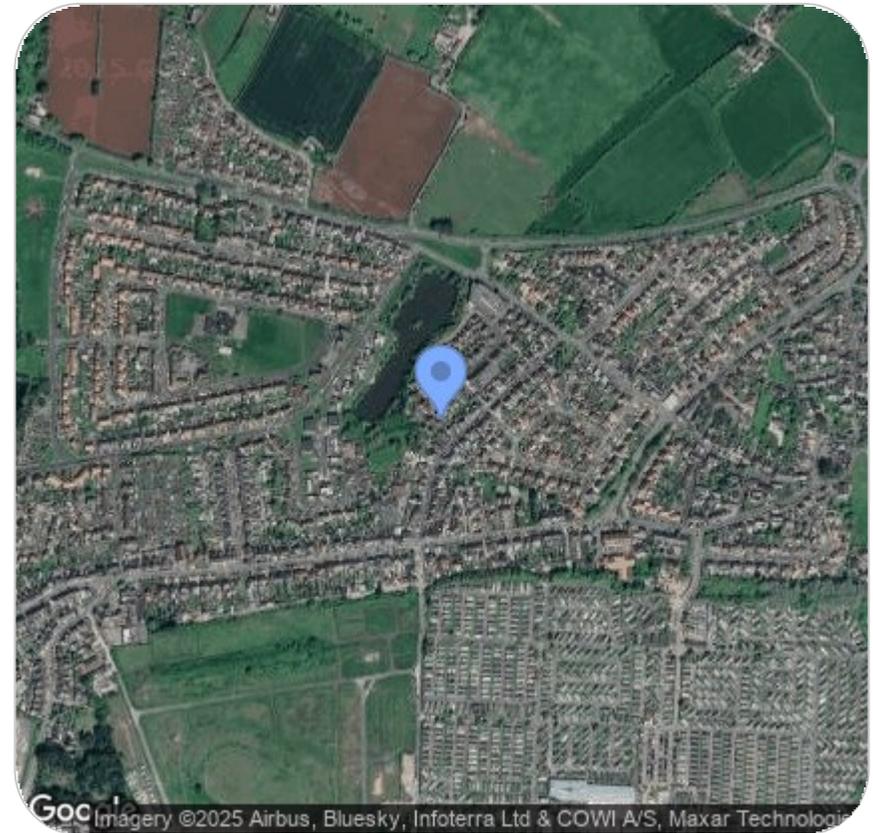




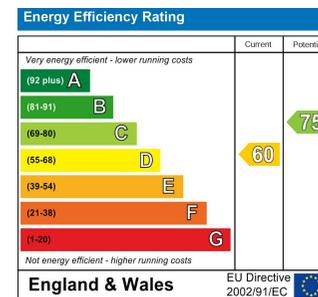
## Floor Plan



## Area Map



## 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.

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