



Parc-Y-Berllan
Porthcawl, CF36 5HX

Offers over £400,000



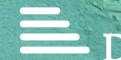
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, Porthcawl, CF36 5HX

Nestled in the desirable Parc-Y-Berllan area of Porthcawl, this charming detached family home offers a perfect blend of comfort and convenience. With its close proximity to local amenities, including shops, schools, a medical centre, picturesque duckponds, and stunning beaches, this property is ideally situated for family living.

Upon entering, you are greeted by a welcoming hallway that leads to an open plan living and dining room, providing a spacious area for relaxation and entertaining. This delightful space flows seamlessly into a conservatory, allowing natural light to flood the home and offering a tranquil spot to enjoy the garden views. The kitchen is well-equipped with ample space for appliances and conveniently connects to a utility area and cloakroom, enhancing the practicality of daily life.

The first floor boasts four generously sized bedrooms, including a master suite complete with built-in wardrobes and an en-suite shower room, ensuring privacy and comfort for the whole family. A family bathroom serves the remaining bedrooms, providing ample facilities for busy mornings.

The property also features a partially converted garage, which presents an excellent opportunity for a home office, an additional reception room, or can easily be reverted back to a garage if desired.

Outside, the rear garden is a delightful retreat, featuring a summer house, artificial lawn, a patio area perfect for al fresco dining, and various planting that adds to the charm of the outdoor space.

This home is a wonderful opportunity for those seeking a spacious and versatile property in a sought-after location. Don't miss your chance to make this delightful house your new home.





Floor Plan



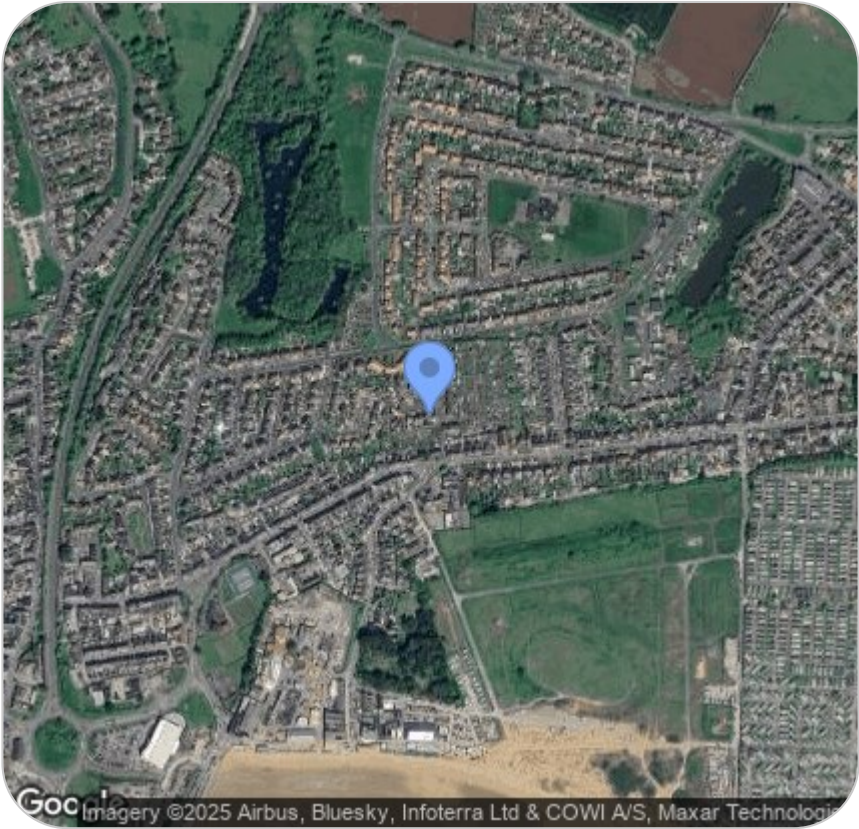
Viewing

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

