



Esplanade House  
, Porthcawl, CF36 3YE

Price £530,000





## Esplanade House

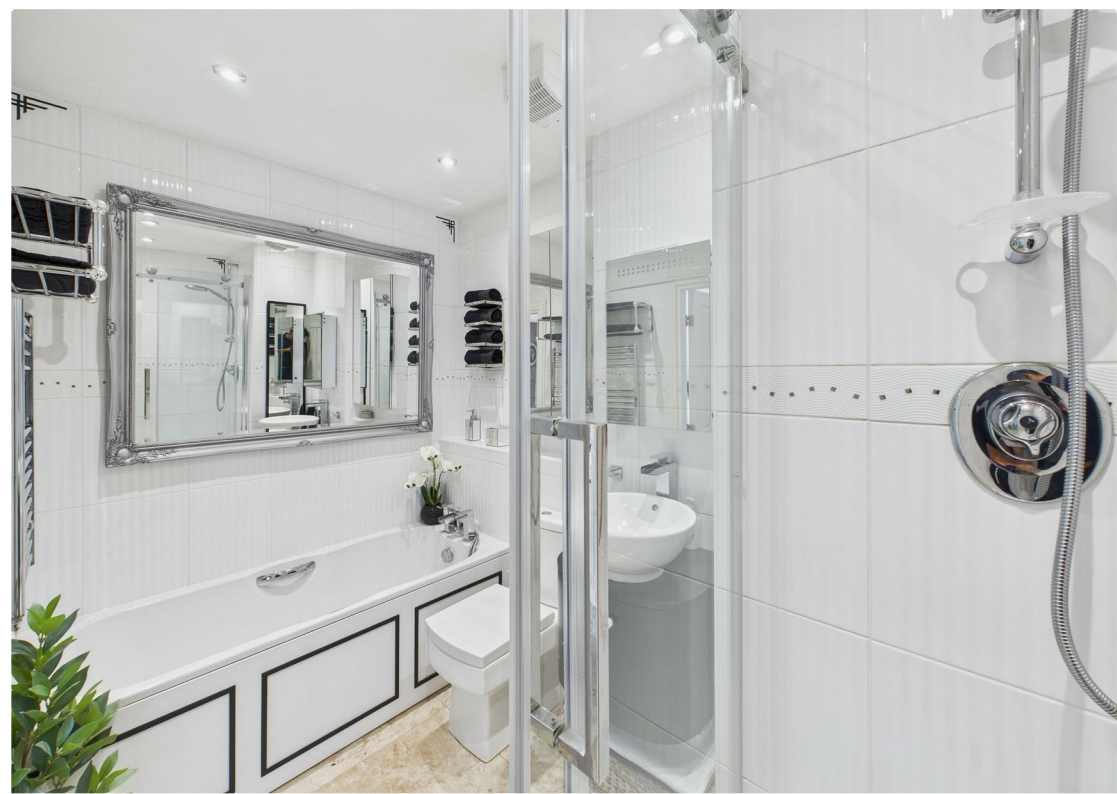
, Porthcawl, CF36 3YE

Prominently positioned along the picturesque Porthcawl Seafront, this delightful two-bedroom duplex apartment offers a perfect blend of modern living and stunning coastal views. Accessed through a secure entry system, residents are welcomed into a communal lobby area, complete with both stairs and lift access to all floors, ensuring convenience for all.

Situated on the fourth floor, the apartment greets you with an inviting entrance hall that flows seamlessly into a spacious living area. Here, large windows and sliding doors open onto a charming balcony terrace, providing a private outdoor space to relax while soaking in the breathtaking sea and coastal vistas. The open-plan kitchen is thoughtfully designed, featuring a range of wall and base units that offer ample storage, complemented by elegant granite worktops. High specification integrated appliances enhance the functionality of this stylish space.

Additionally, a cloakroom off the entrance hall adds to the practicality of the layout. Ascending to the upper floor, you will discover two well-appointed bedrooms, each boasting en suite facilities and built-in storage solutions. The master bedroom, positioned at the front, is a true highlight, featuring sliding patio doors that lead to a private terrace area, perfect for enjoying the serene sea views.

For added peace of mind, the apartment includes secure gated parking on the ground floor, making it an ideal choice for those seeking a blend of comfort and security. This property is not just a home; it is a lifestyle, offering the chance to enjoy the beauty of coastal living in a modern and elegant setting. The lease has been extended to 2219









## 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

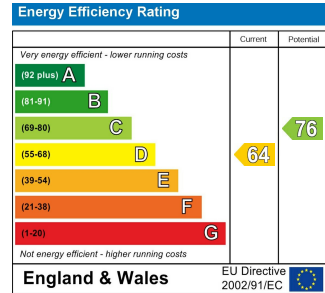
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## Area Map



## Energy Efficiency Graph



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