



FOR SALE  
Hattons  
Sales & Lettings  
01633 331577

28

St. Michaels Road  
Porthcawl, CF36 5SB  
Price £285,000

<sub>2</sub>

<sub>2</sub>

<sub>2</sub>

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St. Michaels Road  
, Porthcawl, CF36 5SB

Nestled on St. Michaels Road in the charming coastal town of Porthcawl, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two reception rooms, two bedrooms, and two shower room, this property is ideal for those seeking a tranquil yet accessible lifestyle.

Upon entering, you are welcomed by an inviting entrance porch that leads into a hallway adorned with elegant wood block flooring, which seamlessly flows into the two spacious reception rooms. The living room features a lovely bay window that bathes the space in natural light, complemented by a cosy log burner, perfect for those chilly evenings. Adjacent to the kitchen, the dining room provides a warm setting for family meals and offers direct access to a charming conservatory, ideal for enjoying the garden views.

The ground floor also boasts a bedroom with convenient access to a wet room. Ascending to the first floor, you will find the master bedroom, complete with an en-suite shower room and a practical area for clothes storage, ensuring both comfort and functionality.

Externally, the property benefits from off-road parking at the front, while the rear garden is a delightful retreat, enclosed and featuring attractive paviour and a variety of planting, including trees. For those with a green thumb, there is a useful storage shed and a potting shed, along with a garage that, while currently lacking vehicle access, can be easily reconfigured to suit your needs.

This bungalow is ideally situated, with a medical centre, bus stops, supermarkets, beautiful beaches, and local public houses all within close proximity. Whether you are looking for a peaceful home or a holiday retreat, this property offers an exceptional opportunity to enjoy the best of Porthcawl living.









**Floor 0**

Room	Dimensions (ft)	Dimensions (m)
Sunroom	6'9" x 10'10"	2.07 x 3.33
Dining Room	10'10" x 12'9"	3.31 x 3.91
Living Room	10'9" x 15'9"	3.29 x 4.81
Kitchen	10'5" x 9'1"	3.19 x 2.79
Wet Room	-	-
Bedroom	8'11" x 9'4"	2.72 x 2.85
Porch	-	-

Floor 0

**Floor 1**

Room	Dimensions (ft)	Dimensions (m)
En-Suite	-	-
Bedroom	14'9" x 7'8"	4.50 x 2.35

Floor 1

Approximate total area<sup>(1)</sup>

942 ft<sup>2</sup>

87.5 m<sup>2</sup>

Reduced headroom

50 ft<sup>2</sup>

4.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Please contact our McHattons - Porthcawl Office on 01656 331577 if you wish to arrange a viewing appointment for this property or require further information.

10 Lias Road Porthcawl, CF36 3AH  
Tel: 01656 331577 Email: [enquiries@mchattons.co.uk](mailto:enquiries@mchattons.co.uk) [www.mchattons.co.uk](http://www.mchattons.co.uk)

## A satellite map showing a dense residential neighborhood with a grid-like street pattern. A blue location pin is placed in the center of the map, marking a specific point of interest. The surrounding area includes green fields, a body of water, and some commercial or industrial buildings. The Google logo is visible in the bottom left corner, and copyright information is at the bottom.

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		51	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	