



St. Annes Crescent  
, Porthcawl, CF36 5BD

£450,000



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Nestled in the desirable, and rarely available cul-de-sac of St. Annes Crescent, this charming three-bedroom detached house presents opportunity for those seeking an outstanding family home. Offered for sale with no ongoing chain, this property is ready to make your own.

Upon entering, you are greeted by a welcoming entrance that leads to two generous reception rooms, perfect for both relaxation and entertaining. The ground floor also features a well-appointed kitchen with breakfast area and rear garden access, in addition to a convenient WC/shower room. Ascending to the first floor, you will find three good-sized double bedrooms, each offering ample space alongside a family bathroom.

The exterior of the property features an enclosed front garden that provides an inviting first impression. The rear garden boasts a large lawn and south-facing dining area, perfect for summer barbeques and family gatherings. Additionally, the property includes a garage, providing valuable storage, home gym or workshop space.

One of the most exciting aspects of this home is the potential for expansion: the attic space, already features skylight windows and holds great potential for conversion, subject to statutory consents. This could be an excellent opportunity to create additional living space tailored to your needs.

With its excellent location and proximity to the M4 for access to Cardiff and Swansea, this superb family home is not to be missed. We highly recommend scheduling a viewing to fully appreciate all that this property has to offer.





Floor Plan



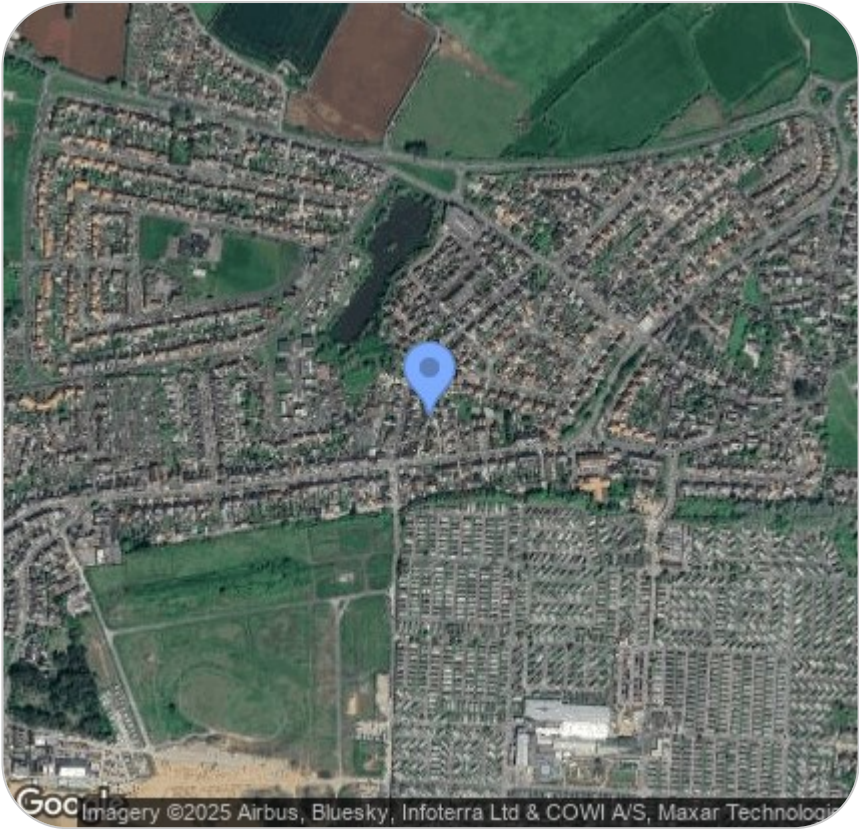
Viewing

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

