



Hutchwns Close  
Porthcawl, CF36 3LD

Offers in the region of £1,000,000



## Hutchwns Close

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McHattons Estate Agents are delighted to bring to market this exceptional detached family home, ideally situated close to Porthcawl seafront and local amenities. Designed with modern family living in mind, the property spans three floors and showcases a bespoke design, blending luxury and functionality.

Upon entering, the spacious entrance hall with a gallery landing and custom staircase greets you with an abundance of natural light. The ground floor offers a versatile layout, featuring two generous reception rooms and an impressive open-plan kitchen, diner, and living space—a true highlight of this home. Additional ground floor amenities include a utility room, home office, and cloakroom WC.

The first floor houses four well-proportioned bedrooms, three of which benefit from private en-suite facilities and walk-in wardrobes. Bedroom four enjoys access to the adjacent family bathroom. On the second floor, you will find a large sitting room complete with a sit-out balcony and glass balustrade, offering stunning sea views. This level also includes a utility/kitchenette and a fifth bedroom with en-suite.

Externally, the property boasts a bespoke-designed private driveway with ample parking and a detached double garage. The south-facing rear garden is designed for low maintenance, featuring a central lawn, a granite patio, and a corner gazebo, perfect for social gatherings and entertaining.

This home offers a unique blend of contemporary design and coastal living, ideal for a modern family lifestyle. Viewing is highly recommended to appreciate all that this property has to offer.

A bespoke individual designed home with :





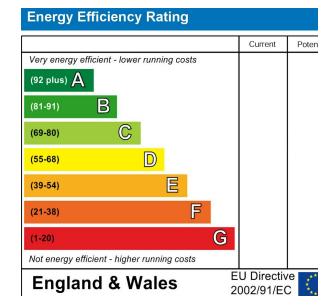
## Floor Plan



## 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.

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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