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Penylan Avenue, Porthcawl  
£425,000



## About the property

The immaculately presented detached property has been well maintained by the current owner and provides versatile accommodation over two floors.

Located in a sought-after area of Nottage Porthcawl within easy access to Porthcawl sea front and close to local amenities, schools and beaches. The ground floor comprising a porch with access to the front reception room, the spacious hallway provides access to a further reception room/bedroom with doors leading out to the beautifully maintained garden, also to the ground floor is the main bedroom with a bathroom and a well-appointed kitchen/breakfast room with side access onto the driveway. To the second floor is a further double bedroom and recently refurbished shower room.

Externally there is ample parking to the side leading to the garage, a side door conveniently taking you into the kitchen from the driveway, to the front mainly laid with mature shrubbery and walls surrounding the gated property.

## Accommodation

### Porch

6' 1" x 5' 1" ( 1.85m x 1.55m )

### Lounge

11' 1" x 14' 1" ( 3.38m x 4.29m )

### Reception 2/Bedroom 3

14' x 11' 2" ( 4.27m x 3.40m )

### Kitchen

14' 1" x 8' 1" ( 4.29m x 2.46m )

### Bedroom

11' 1" x 10' 1" ( 3.38m x 3.07m )

### Bedroom Upstairs

15' 1" x 12' 1" ( 4.60m x 3.68m )

### Shower Room

10' x 8' 1" ( 3.05m x 2.46m )













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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