



## St. Christophers Road, £375,000

- Detached property with garage
- Versatile living
- Bedroom with en-suite
- Downstairs bathroom and two bedrooms
- Council Tax E
- Close proximity to Newton village/Newton beach and sand dunes.
- EPC Rating: D



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## About the property

Charming three bedroom dormer detached bungalow, beautifully presented throughout and situated in a peaceful location in Newton Porthcawl.

This delightful home offer a spacious and versatile layout, featuring two bedrooms on the ground floor and an additional bedroom upstairs with an en-suite.

The inviting lounge opens onto an enclosed rear garden, perfect for relaxing or entertaining. The recently fitted kitchen is modern and well-equipped, downstairs also benefits from a conveniently located bathroom.

Outside, the property boasts a driveway leading to the garage, providing ample parking and storage space. Positioned close to Newton village green, Newton beach and sand dunes, and local amenities, this home offers the perfect blend of tranquility and convenience. Additionally, easy access to the M4 makes it ideal for commuters.

## Accommodation

### Porch

5' 3" x 6' ( 1.60m x 1.83m )

### Hall

15' 2" x 9' 7" ( 4.62m x 2.92m )

### Lounge

26' x 12' ( 7.92m x 3.66m )

### Kitchen

12' 5" x 9' 1" ( 3.78m x 2.77m )

### Reception 2/ Bedroom 2

12' 9" x 12' 6" ( 3.89m x 3.81m )

### Bedroom 3

11' x 9' 8" ( 3.35m x 2.95m )



### **Bathroom**

6' 5" x 6' 2" ( 1.96m x 1.88m )

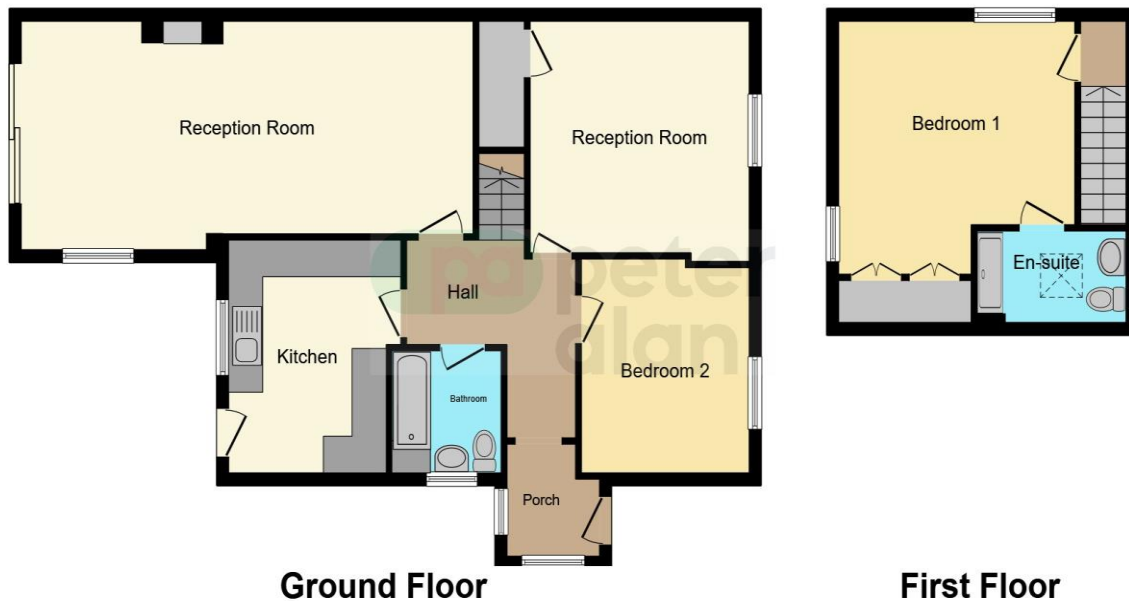
### **Bedroom 1**

13' 7" x 13' 6" ( 4.14m x 4.11m )

### **Ensuite**

8' 5" x 4' 9" ( 2.57m x 1.45m )

## Floorplan



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