



## Heol Pencastell, £325,000

- Detached House
- Four Bedrooms
- Converted Garage
- Off Road Parking
- Short Drive To Porthcawl
- EPC Rating: D



 4  2  2





## About the property

This immaculate detached home is now on the market, offering a perfect blend of modern comfort and timeless charm. Boasting four well-appointed bedrooms, two bathrooms, two inviting reception rooms, and a stylish open-plan kitchen with dining and utility spaces, this property is ideal for families and couples alike.

Situated in a desirable location, the home enjoys close proximity to well-regarded schools, picturesque green spaces, and a vibrant local community with rich historical character.

The master bedroom is a generously sized double, featuring an en-suite and an abundance of natural light. The three additional bedrooms are all well-proportioned, providing ample space for family, guests, or home office use.

The contemporary kitchen is a true highlight, designed for both functionality and style, with a dedicated dining area, utility space, and plentiful storage. Among the two reception rooms, one stands out with its charming electric fireplace, creating a warm and inviting atmosphere.

## Accommodation

### Lounge

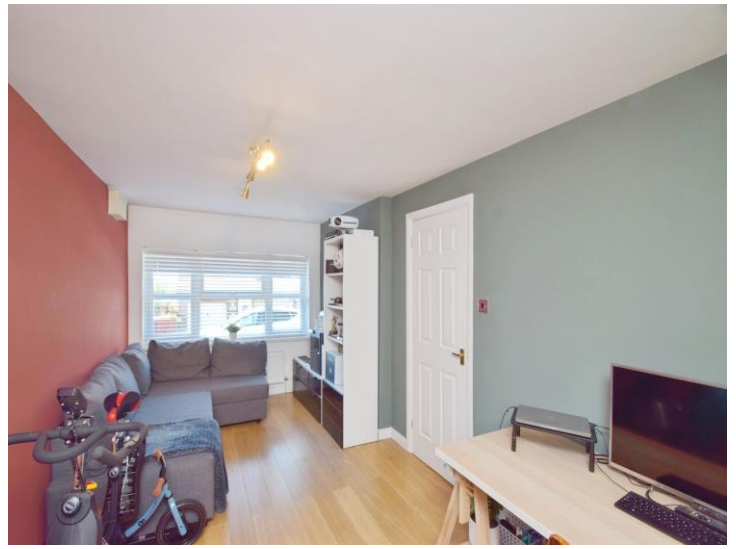
15' 3" x 11' 6" ( 4.65m x 3.51m )

### Second Reception Room

17' 1" x 8' 10" ( 5.21m x 2.69m )

### Kitchen

27' 1" x 14' ( 8.26m x 4.27m )



## First Floor Landing

### Bedroom One

14' 10" x 11' 4" ( 4.52m x 3.45m )

### Bedroom Two

14' 6" x 9' 4" ( 4.42m x 2.84m )

### Bedroom Three

12' 3" x 9' 4" ( 3.73m x 2.84m )

### Bedroom Four

10' 2" max x 9' 3" ( 3.10m max x 2.82m )

### Bathroom

## Floorplan



**Ground Floor**



**First Floor**

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