

# South Road, £485,000

- Semi Detached
- Edwardian Style House
- Set Over Three Storey
- Close to Porthcawl Town
- EPC Rating: E









# About the property

A beautifully refurbished Edwardian three-storey home, perfectly positioned in the sought-after seaside town of Porthcawl.

This stylish and spacious property blends period charm with modern finishes, offering versatile accommodation across three floors. The ground floor features a welcoming hallway, two elegant reception rooms, both with wood-burning stoves and a contemporary openplan kitchen/diner with French doors leading to the garden. There's also a convenient ground floor WC.

Upstairs, the first floor offers three well-proportioned double bedrooms, including one with an en-suite shower, plus a luxurious family bathroom with freestanding bath and Victorian style fittings. A fourth double bedroom occupies the second floor, complete with built-in storage and Velux window.

Externally, the home benefits from a landscaped rear garden with patio, astroturf lawn and gravel areas. An attached tandem double garage, currently used as a gym-offers potential for conversion into a home office or further living space.

# **Accommodation**

#### **Ground Floor**

#### **Entrance Hall**

#### **Reception Room One**

14' Max x 13' 1" Max ( 4.27m Max x 3.99m Max )

#### **Reception Room Two**

12' 1" Max x 13' 1" Max ( 3.68m Max x 3.99m Max )

#### **Dining Room**

10' 2" Max x 12' 9" Max ( 3.10m Max x 3.89m Max )

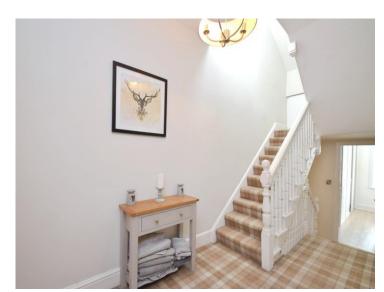
#### **Kitchen**

10' 2" x 11' 2" ( 3.10m x 3.40m )

#### Garage









**First Floor** 

Landing

**Bathroom** 

**Bedroom Two** 

**Bedroom Three** 

11' 9" Max x 13' 2" Max ( 3.58m Max x 4.01m Max )

**Bedroom Four** 

9' 4" Max x 13' 1" Max ( 2.84m Max x 3.99m Max )

**Second Floor** 

Landing

**Bedroom One** 

10' 9" Max x 12' 8" Max ( 3.28m Max x 3.86m Max )

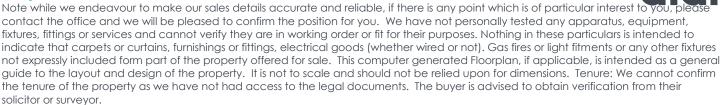


### **Floorplan**



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