



## Suffolk Place, ##Invalid

**£285,000**

- Close to Town Centre and Beach
- Off Street Parking
- Kitchen/Diner
- Four Bedrooms
- Shower Room & Bathroom
- EPC Rating: D



 4  2  2



## About the property

This four bedroom plus attic room mid-terraced property is ideally located close to Porthcawl town centre, providing easy access to local shops, schools, and the seafront. The home is presented in good condition throughout and offers well-proportioned living accommodation. The lounge and living room provide a comfortable and inviting space, while the kitchen/diner creates a practical and sociable area for family meals and entertaining. The ground floor further benefits from a shower room. Upstairs, four bedrooms offer ample space for families or couples, complemented by a family bathroom. To the second floor is a further room. To the rear, the property benefits from off-street parking, a valuable feature in this central location. Overall, this home represents an excellent opportunity for first-time buyers, investors, or families seeking a well-maintained property with convenience and appeal in a desirable area. To book your appointment, please call Peter Alan Porthcawl on 01656 771600 or book your appointment online 24/7 at [www.peteralan.co.uk](http://www.peteralan.co.uk).





## Accommodation

### Lounge

12' 4" max x 10' 10" max ( 3.76m max x 3.30m max )

### Living Room

11' x 10' 1" ( 3.35m x 3.07m )

### Kitchen/Diner

21' max x 10' 6" max ( 6.40m max x 3.20m max )

### Shower Room

### First Floor

### Bedroom One

14' 1" x 10' 7" ( 4.29m x 3.23m )

### Bedroom Two

11' x 10' ( 3.35m x 3.05m )

### Bedroom Three

10' 11" x 9' 7" ( 3.33m x 2.92m )

### Bedroom Four

8' x 6' 6" ( 2.44m x 1.98m )

### Bathroom

### Second Floor

### Attic Room

14' 11" max x 10' 4" max ( 4.55m max x 3.15m max )

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## Floorplan



Total floor area 131.0 m<sup>2</sup> (1,410 sq.ft.) approx

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