



St. Johns Drive  
Porthcawl, CF36 5PW

Offers over £400,000



## St. Johns Drive

, Porthcawl, CF36 5PW

This extended semi-detached home offers a delightful blend of comfort and functionality and is found adjacent to the village of Newton. Upon entering, you are greeted by a welcoming hallway that leads to two spacious reception rooms, including a living and dining area adorned with a lovely box bay window, perfect for enjoying the natural light.

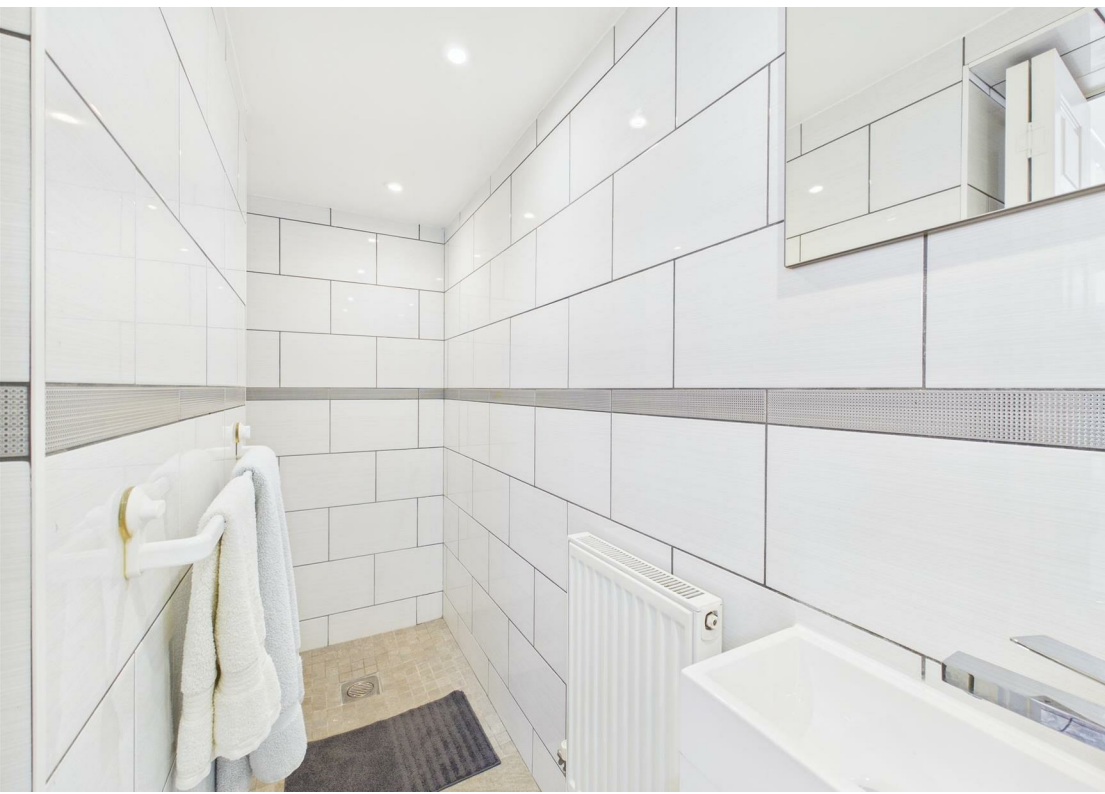
The heart of the home is the well-appointed kitchen, featuring a range of built-in appliances, which seamlessly opens into a bright conservatory. This space not only provides access to the rear garden but also creates an inviting atmosphere for family gatherings and entertaining guests. Adjacent to the conservatory, you will find a practical laundry and utility room, along with a versatile area that can be transformed into a home gym or games room, catering to your lifestyle needs. A convenient ground floor wet room adds to the practicality of this home.

Moving to the first floor, you will discover three generous bedrooms, two of which boast built-in wardrobes, providing ample storage space. The family bathroom is well-equipped, ensuring comfort for all. Additionally, the attic has been thoughtfully boarded, offering plenty of storage and enhanced by a skylight, accessible via a drop-down ladder.

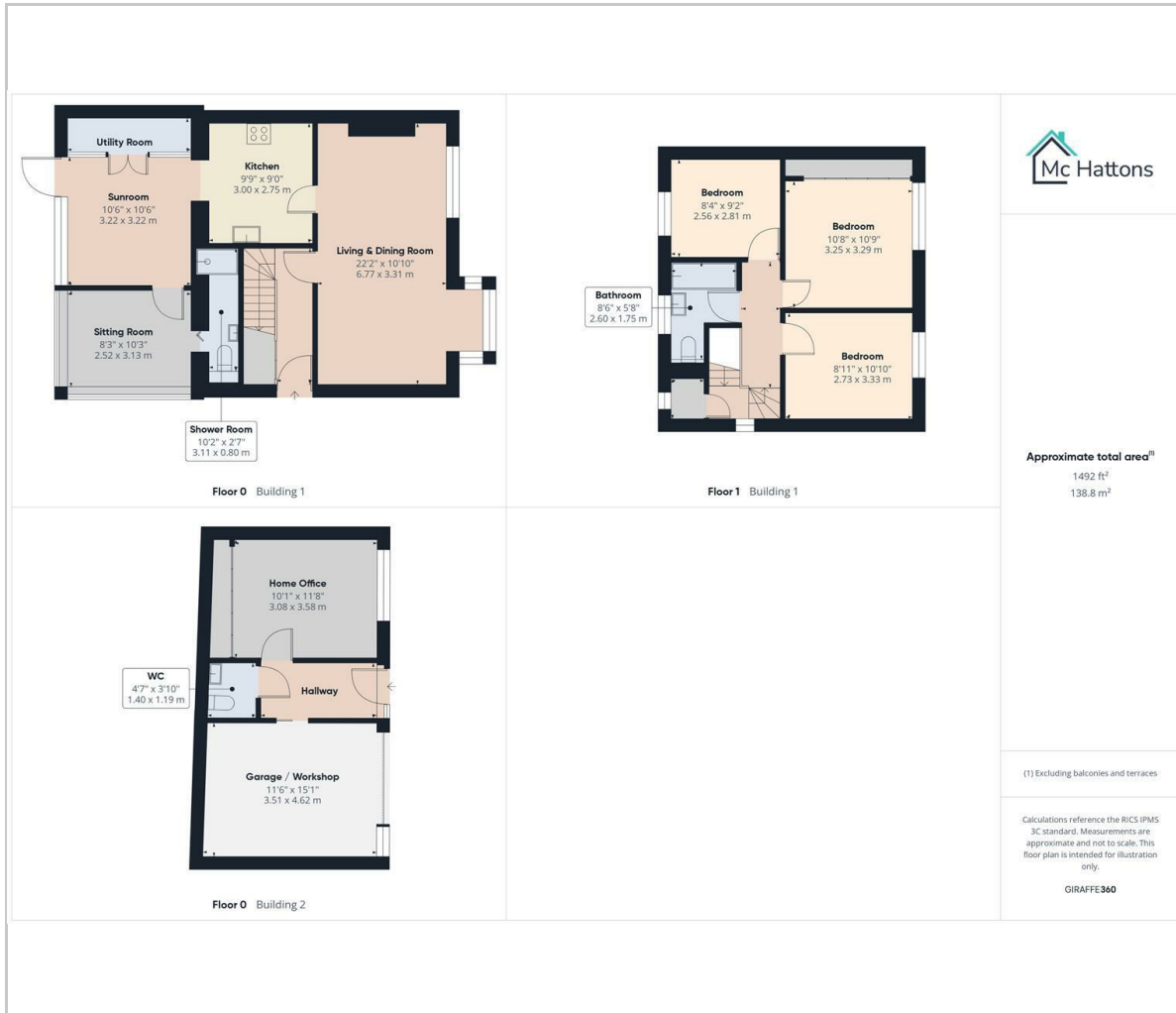
Outside, the property benefits from off-road parking at the front, while the rear garden is designed for low maintenance, featuring an artificial lawn and a handy storage shed. At the far end of the garden, an outbuilding awaits, currently set up as a workshop, cloakroom, and a useful home office, making it an ideal space for those who work from home or pursue hobbies.

This property is a perfect family home, combining modern living with practical features in a desirable location. Available with no on going chain

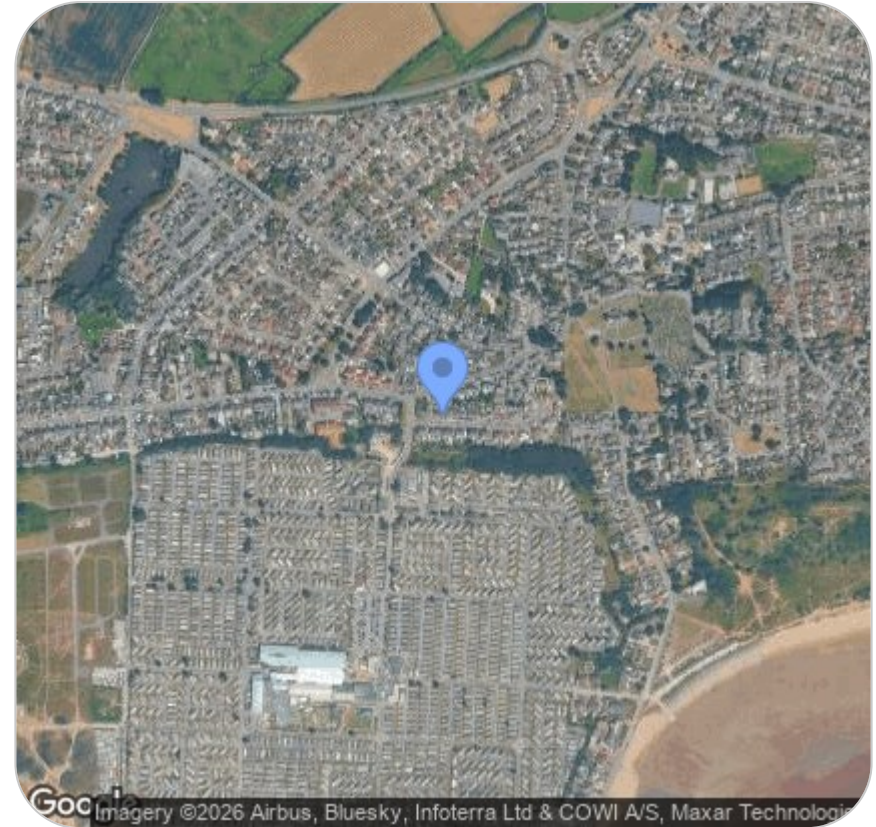




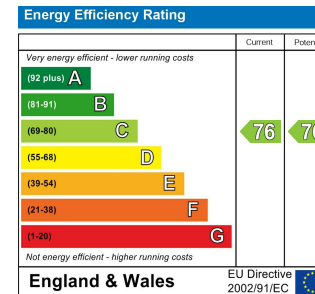
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our McHattons - Porthcawl Office on 01656 331577 if you wish to arrange a viewing appointment for this property or require further information.

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