

Ger-Y-Lyn

£170,000

- Sought-after Porthcawl location
- Beautifully presented throughout
- Bright and spacious accommodation
- Close to local amenities and the seafront
- Ready-to-move-into condition
- Allocated parking / drive fitting up to 4 cars
- Ideal first-time purchase, downsize, or investment opportunity



2 1 1

peter alan

01656 771600
porthcawl@peteralan.co.uk



About the property

A beautifully presented upper floor apartment situated in the heart of Porthcawl, offering stylish and contemporary living throughout. This stunning property boasts spacious, light-filled accommodation finished to an exceptional standard, including two well-proportioned double bedrooms, creating the perfect home for first-time buyers, downsizers, or investors. Having been lovingly maintained and cherished by its current owner, the property is presented in immaculate condition throughout. Further benefiting from its own garden space, ideal for relaxing or entertaining, this exceptional home combines indoor comfort with outdoor enjoyment. The property also benefits from allocated parking and additional off-road parking for up to four vehicles. Conveniently located close to local amenities, beaches, and transport links, this is coastal living at its finest.



Accommodation

Lounge

13' x 11' 1" (3.96m x 3.38m)
Kitchen

9' 9" x 7' 2" (2.97m x 2.18m)
Bedroom 1

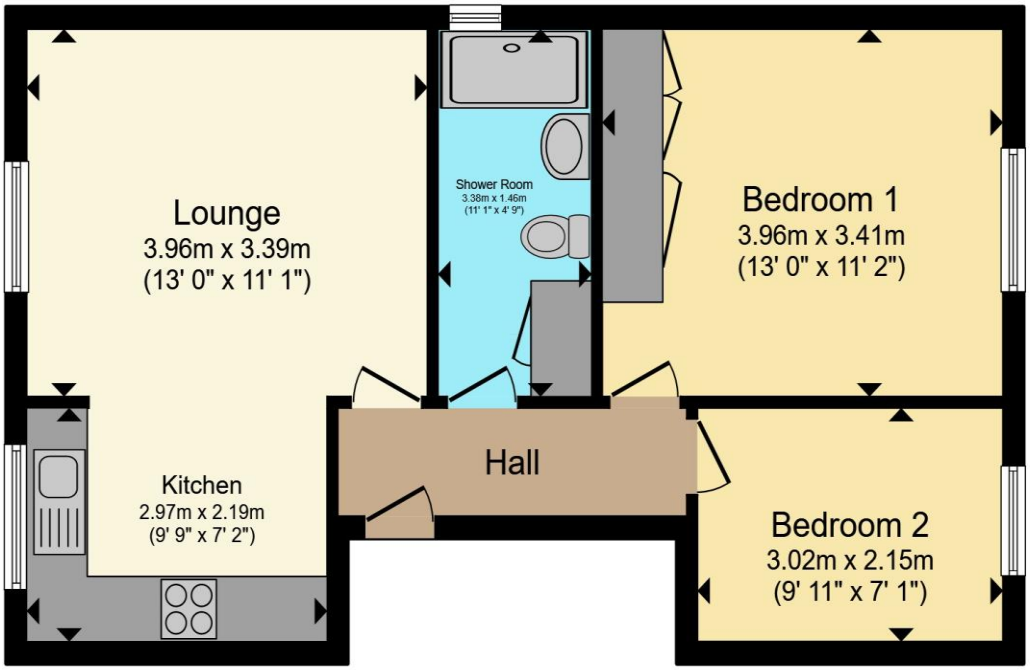
13' x 11' 2" (3.96m x 3.40m)
Bedroom 2

9' 11" x 7' 1" (3.02m x 2.16m)
Shower Room

11' 1" x 4' 9" (3.38m x 1.45m)

01656 771600
porthcawl@peteralan.co.uk

Floorplan



Total floor area 50.1 m² (539 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.