



4 Hilary Way, Porthcawl, CF36 3SE

£295,000

We are delighted to bring to the market for sale this two/three bedroom, detached property situated in the prestigious Hilary Way. Located within walking distance of the beautiful Rest Bay beach and Porthcawl Town Centre, and just a short drive to Junction 37 of the M4. This home offers an excellent balance of tranquil seaside living and superb transport links.

The accommodation briefly comprises:- entrance porch, lounge, inner hall, two additional reception rooms (one of which could be utilised as a third bedroom), kitchen, a cloakroom and a conservatory to the ground floor. Landing, two bedrooms and a shower room to the first floor as well as ample eaves storage. The property further benefits from gas central heating via combination boiler, uPVC double glazing, a front garden and an enclosed, larger than average rear garden - both of which are predominantly laid to lawn yet have been exceptionally maintained!

A single garage and a generous driveway with space for multiple vehicles complete this exceptional offering. This property blends space, flexibility, and location, making it a fantastic long term family home.

Tenure = Freehold (to be confirmed by a legal representative).

EPC Rating = C.

Council Tax Band = E.

Sale inclusions: all large furniture, white goods, garden equipment etc.

Ground Floor

Entrance Hall



Entry via a uPVC double glazed door with obscured glass, textured ceiling, skimmed walls, fitted carpet, radiator, storage cupboard housing the gas combination boiler, door into:-

Lounge width: 12'7" x length: 14'4" (width: 3.84 x length: 4.38)



Textured ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front, door into:-

Inner Hall



Textured ceiling, skimmed walls, fitted carpet, carpeted staircase leading to the first floor, under stairs storage cupboard (low head height), five doors off:-

Kitchen width: 6'6" x length: 14'1" (width: 2 x length: 4.30)



Textured ceiling, skimmed and tiled walls, wood effect tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a ceramic sink/drain, space for a cooker and an American fridge/freezer, space and plumbing for a washing machine and a dishwasher, uPVC double glazed window to the side, uPVC double glazed door to the side providing access to the driveway and the garage.

Cloakroom width: 3'1" x length: 6'11" (width: 0.96 x length: 2.12)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, two piece suite comprising a pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the side.

Dining Room width: 10'1" x length: 9'0" (width: 3.09 x length: 2.75)



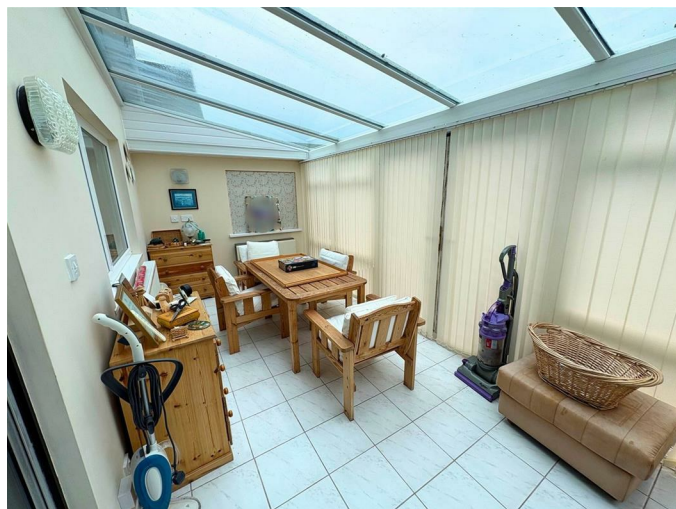
Textured ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the rear looking into the conservatory.

Sitting Room width: 9'7" x length: 9'10" (width: 2.94 x length: 3.02)



Textured ceiling, skimmed walls, fitted carpet, radiator, aluminium patio doors into:-

Conservatory width: 7'11" x length: 19'2" (width: 2.43 x length: 5.86)



Polycarbonate roof, skimmed walls, tiled flooring, radiator, uPVC double glazed window into the dining room, uPVC double glazed windows to the rear and side, uPVC double glazed door to the rear providing access into the rear garden.

First Floor

Landing



Skimmed ceiling with loft access, skimmed walls, fitted carpet, airing cupboard housing shelving and a radiator, three doors off:-

Bedroom One width: 11'9"x length: 10'8" (width: 3.60x length: 3.27)



Skimmed ceiling, skimmed walls with papered border, fitted carpet, radiator, built-in storage cupboard - suitable as a wardrobe space, eaves storage (low head height), uPVC double glazed window to the front.

Bedroom Two width: 11'9" x length: 9'11" (width: 3.60 x length: 3.03)



Skimmed ceiling, skimmed walls with papered border, fitted carpet, radiator, built-in mirrored sliding door wardrobes, eaves storage (low head height), uPVC double glazed window to the rear.

Shower Room width: 6'4" x length: 5'3" (width: 1.95 x length: 1.61)



Skimmed ceiling, tiled and PVC panelled walls, vinyl flooring, three piece suite comprising a walk-in shower cubicle via glass sliding door, pedestal wash hand basin and a low level W.C., wooden double glazed pitched roof window to the side.

Outside

Front Garden



Garden attractively laid to lawn and is bordered with mature plants and shrubs, a low boundary wall and gated access define the plot while maintaining an open and welcoming aspect.

Driveway & Garage width: 8'11" x length: 23'7"
(width: 2.72 x length: 7.21)



A gated paviour brick driveway suitable for 2-3 vehicles. The garage features an up-and-over door and provides excellent storage or secure parking, with additional space for tools, bikes, or garden equipment.

Rear Garden

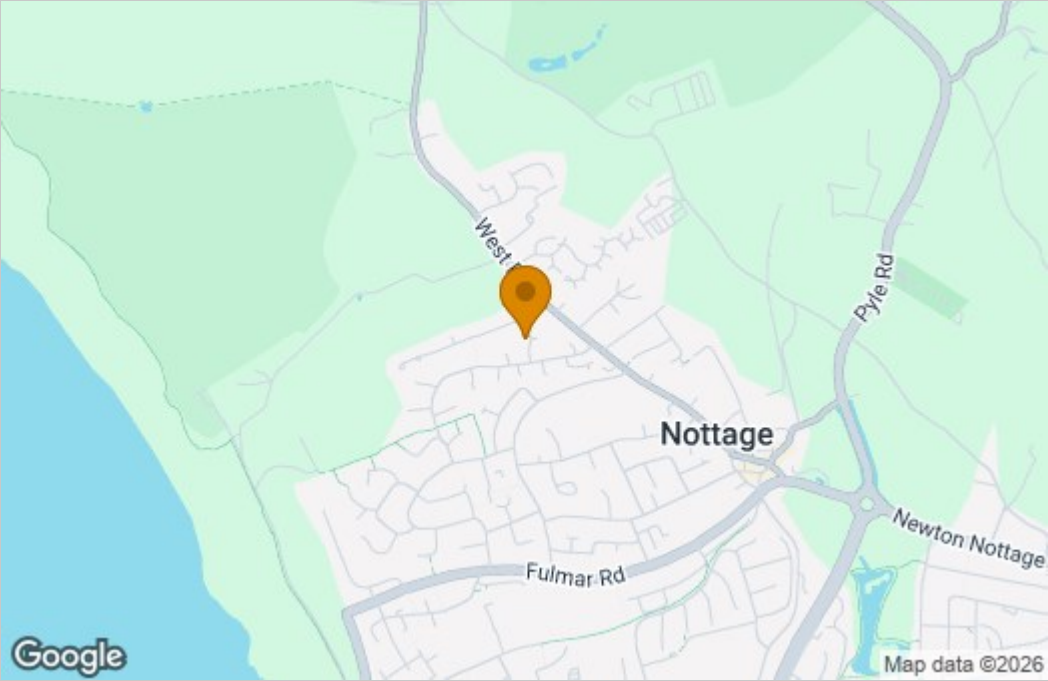


Garden attractively laid to lawn and is bordered with mature plants and shrubs, paved centre pathway leading from the patio area, greenhouse positioned on a hardstanding, enclosed fencing and boundary walls provide a good degree of privacy, potential for further landscaping or personalisation.

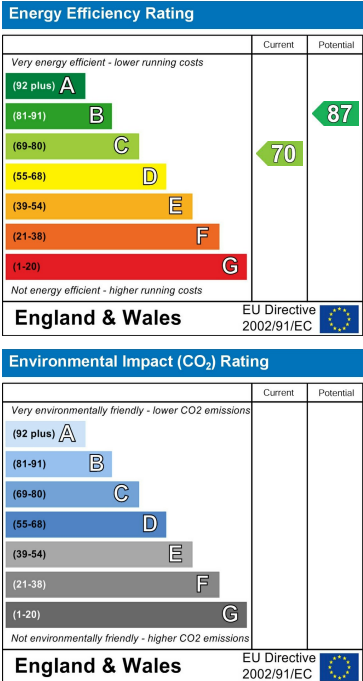
Floor Plan



Area Map



Energy Efficiency Graph



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