



Victoria Avenue  
, Porthcawl, CF36 3HB

Offers over £425,000

FOR SALE  
McHattons  
0836 331577



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## Victoria Avenue

, Porthcawl, CF36 3HB

This large semi-detached family home offers an ideal blend of comfort and convenience. Just a short stroll from local schools, the bustling town centre, and the picturesque seafront, this property is perfectly situated for family life.

As you enter, you are greeted by an impressive entrance hallway that sets the tone for the rest of the home. The front sitting room boasts a delightful fireplace and a bay window, creating a warm and inviting atmosphere. At the rear, the living room features a wood burner and French doors that open onto the rear garden, seamlessly connecting indoor and outdoor spaces. The modern, spacious kitchen and dining room are equipped with built-in appliances, making it a perfect hub for family gatherings and entertaining.

The ground floor also includes a convenient shower room, enhancing the practicality of the layout. Ascending to the first floor, you will find five bedrooms, one of which enjoys access to a lovely balcony, ideal for enjoying morning coffee or evening sunsets. Completing this floor is a stylish bathroom featuring both a bath and a shower, catering to all your family's needs.

The rear garden is a true gem, offering an enclosed space with decking, paving, and thoughtful planting, perfect for outdoor relaxation and play. This property is a wonderful opportunity for those seeking a spacious family home in a desirable location. Don't miss the chance to make this delightful house your new home.





## Floor Plan



## 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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## Area Map



## Energy Efficiency Graph

