



Heol-Fair  
, Porthcawl, CF36 5LA

Price £275,000



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This charming semi-detached house presents an excellent opportunity for those looking to create their dream home. With four well-proportioned bedrooms and a shower room, this property is perfect for families or those seeking extra space.

Upon entering, you are welcomed by a porch that leads into a generous hallway. The ground floor boasts two inviting reception rooms, ideal for both relaxation and entertaining. The dining room flows seamlessly into a sun room, providing a bright and airy space to enjoy meals or simply unwind. The kitchen offers a blank canvas for your culinary aspirations.

The property is set within a popular and sought-after location, just a stone's throw away from The Wilderness, local shops, and the stunning beaches that Porthcawl is renowned for. This prime position ensures that you are never far from the vibrant community and beautiful coastal scenery.

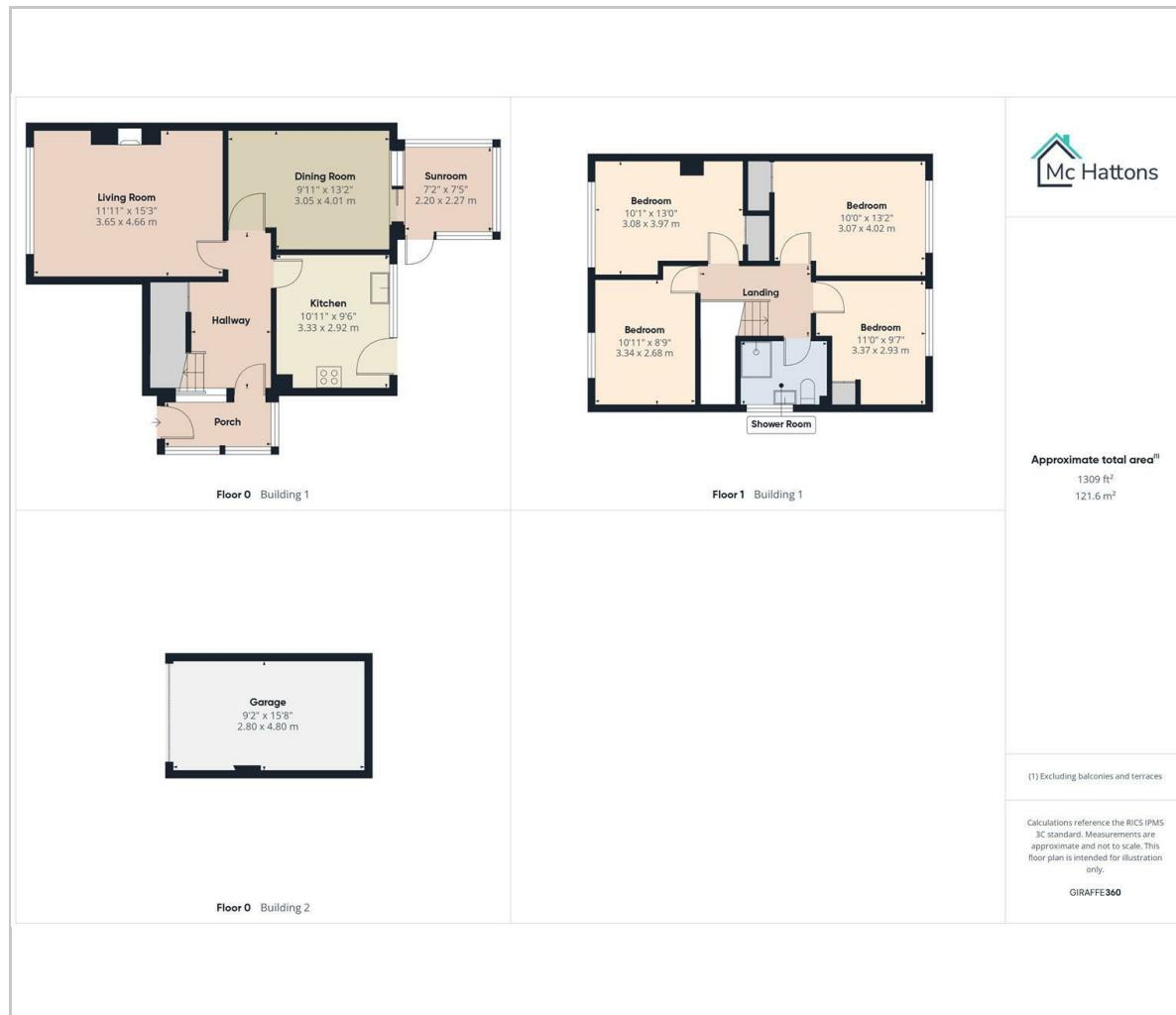
Outside, the property features off-road parking and a garage, providing convenience and security for your vehicles. The rear garden is a delightful space, complete with a brick-built store shed, a patio area for outdoor dining, and ample planting opportunities for gardening enthusiasts.

This home is offered with no onward chain, making it an attractive prospect for buyers looking to move quickly. With its great potential and prime location, this semi-detached house is a fantastic opportunity for those willing to invest in modernisation and create a truly special living space. Please note that the property is currently in probate and is in the process of being registered via Land Registry.

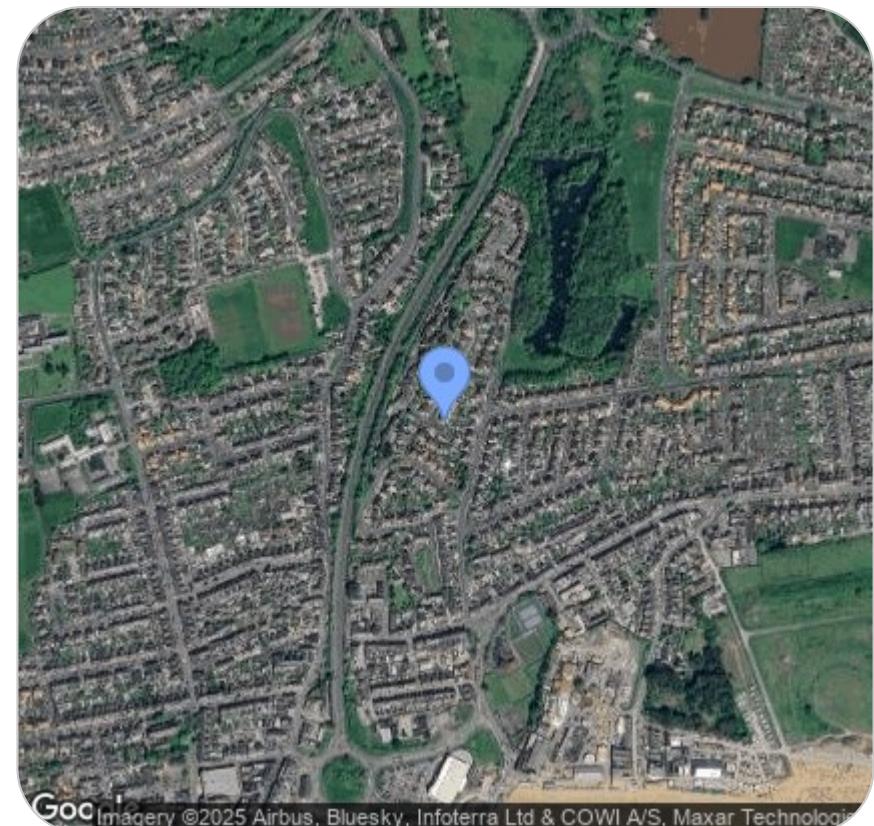




## Floor Plan



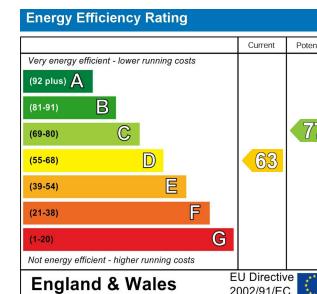
## Area Map



## 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.

## Energy Efficiency Graph



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