



## Suffolk Place, ##Invalid £280,000

- Close to Town Centre and Beach
- Off Street Parking
- Kitchen/Diner
- Four Bedrooms
- Shower Room & Bathroom
- EPC Rating: D



 4  2  2



## About the property

We are delighted to present to you this beautifully presented four bedroom home in the heart of Porthcawl on Suffolk Place. The property comprises of two generously sized welcoming reception rooms which benefit from a lot of natural light. A modern kitchen diner to the rear of the property acts as the 'Heart of Home', perfect for entertaining and for modern family living. The home also has a downstairs shower room for ease and convenience.

The property has four generously sized bedrooms, three double and one single, all with neutral décor throughout. The upstairs bathroom is both modern and well-appointed with shower over bath layout. There is also an added attic room for versatile usage -perfect for growing families.

Externally, the property boasts off-street parking to the rear-a rare and valuable feature in this central location. The property is close to local amenities, good schools and the beautiful seafront of Porthcawl.

This home is an excellent opportunity for first-time buyers, investors, or families seeking a well-maintained property in a desirable area. To arrange your viewing, call Peter Alan Porthcawl on 01656 771600 or book online at [www.peteralan.co.uk](http://www.peteralan.co.uk).



## Accommodation

### Lounge

12' 4" max x 10' 10" max ( 3.76m max x 3.30m max )

### Living Room

11' x 10' 1" ( 3.35m x 3.07m )

### Kitchen/Diner

21' max x 10' 6" max ( 6.40m max x 3.20m max )

### Shower Room

### First Floor

#### Bedroom One

14' 1" x 10' 7" ( 4.29m x 3.23m )

#### Bedroom Two

11' x 10' ( 3.35m x 3.05m )

#### Bedroom Three

10' 11" x 9' 7" ( 3.33m x 2.92m )

#### Bedroom Four

8' x 6' 6" ( 2.44m x 1.98m )

### Bathroom

### Second Floor

### Attic Room

14' 11" max x 10' 4" max ( 4.55m max x 3.15m max )

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## Floorplan



Total floor area 131.0 m<sup>2</sup> (1,410 sq.ft.) approx

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