

Clos Y Mametz

, Porthcawl, CF36 5DJ

Offers in excess of £550,000

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Found in Clos Y Mametz, Porthcawl, this beautifully presented detached family home offers a perfect blend of comfort and style. With its close proximity to Newton, residents can enjoy the delightful village green, sandy beach, and a variety of public houses and shops, making it an ideal location for family living.

Upon entering, you are greeted by a spacious entrance hallway that leads to a cloakroom, setting a welcoming tone for the home. The generously sized dual-aspect living room provides a bright and airy atmosphere, perfect for relaxation or entertaining guests. An additional living space, which can serve as a second sitting room or study, adds versatility to the layout.

The well-proportioned kitchen diner at the rear of the property is a true highlight, featuring built-in appliances and French doors that open onto the rear garden, seamlessly blending indoor and outdoor living. This space is perfect for family meals or gatherings with friends.

The first floor boasts four double bedrooms, ensuring space for family members or guests. Three of the bedrooms have built in wardrobes and two of the bedrooms benefit from their own en-suites, providing added convenience and privacy. Completing the accommodation is a family bathroom, thoughtfully designed for comfort. The attic space is fully boarded providing additional storage

Externally, the property offers off-road parking for up to four vehicles, along with a detached double garage with boarded attic space, providing plenty of storage options. The enclosed rear garden is a tranquil retreat, featuring a garden room that can be utilised as a home gym, office, or additional storage space.

This exceptional family home in Porthcawl is a rare find, combining modern living with a desirable location. It is perfect for those seeking a spacious and stylish residence in a vibrant community.









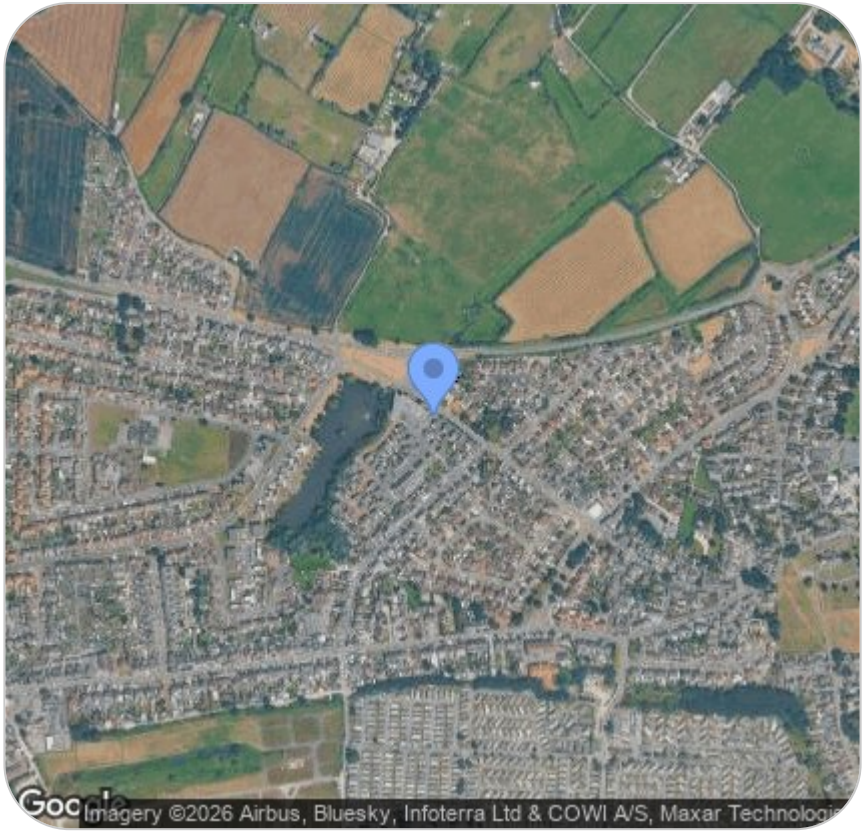



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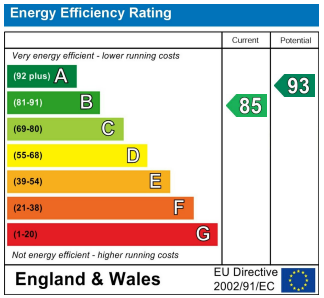
Floor Plan



Area Map



Energy Efficiency Graph



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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