



## Long Acre Drive, £375,000

- Flexible Accommodation
- Well Presented
- Garage
- No Chain
- Viewing Recommended
- EPC Rating: C



 4
  2
  2





## About the property

Beautifully maintained property nestled in the sought-after Longacre Drive area of Porthcawl. Offering four generously sized and flexible bedrooms, this home is perfect for growing families, remote workers, or those seeking adaptable living space.

Step inside to discover a well-presented interior, where each room has been thoughtfully cared for. Internally the property comprises entrance hall, lounge, kitchen, dining room, study/bedroom four to the ground floor. To the first floor are three bedrooms with ensuite to master plus family bathroom. The layout provides ample opportunity to tailor the space to your lifestyle—whether you need a home office, guest room, or playroom.

Outside, the property benefits from a garage, ideal for secure parking or additional storage. The surrounding area has easy access to local amenities, schools, and the stunning Porthcawl coastline.

This is a fantastic opportunity to own a spacious and versatile home in one of Porthcawl's most desirable locations. Viewing recommended! To book your appointment please call Peter Alan Porthcawl on 01656 771600 or book your appointment online 24/7 at [www.peteralan.co.uk](http://www.peteralan.co.uk).



## Accommodation

### Entrance Hall

### Lounge

13' 1" x 11' ( 3.99m x 3.35m )

### Sitting Room

11' 10" x 11' 3" ( 3.61m x 3.43m )

### Study/ Bedroom Four

8' 11" x 7' 9" ( 2.72m x 2.36m )

### Shower Room

### First Floor

### Bedroom One

12' 7" x 8' 11" ( 3.84m x 2.72m )

### Bedroom Two

14' 2" x 7' 6" ( 4.32m x 2.29m )

### Bedroom Three

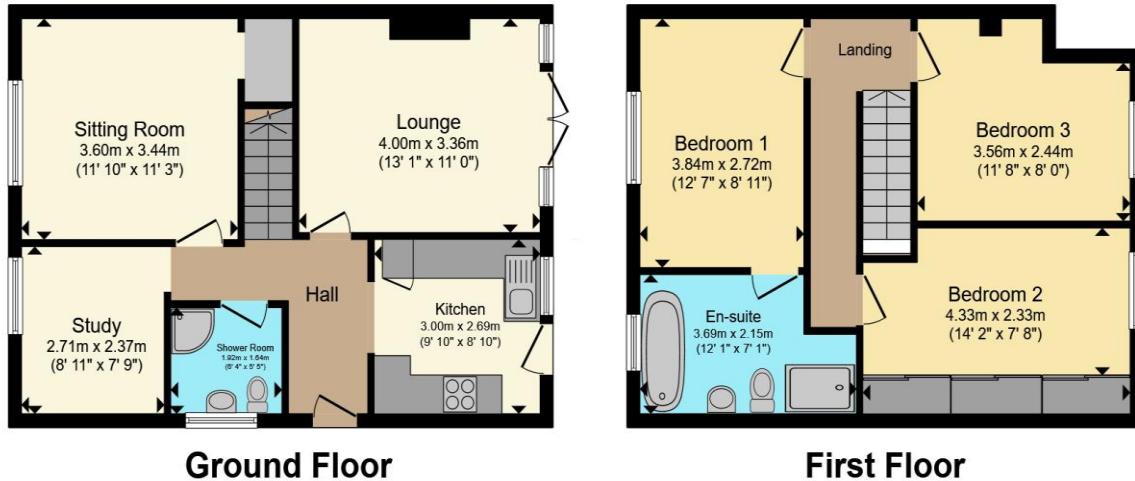
11' 8" x 8' ( 3.56m x 2.44m )

### Ensuite

01656 771600

porthcawl@peteralan.co.uk

## Floorplan



Total floor area 100.8 m<sup>2</sup> (1,085 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**pa** peter  
alan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

**pa** peter  
alan