



Mawdlam

, Near Porthcawl, CF36 3SN

Price £750,000



## Mawdlam

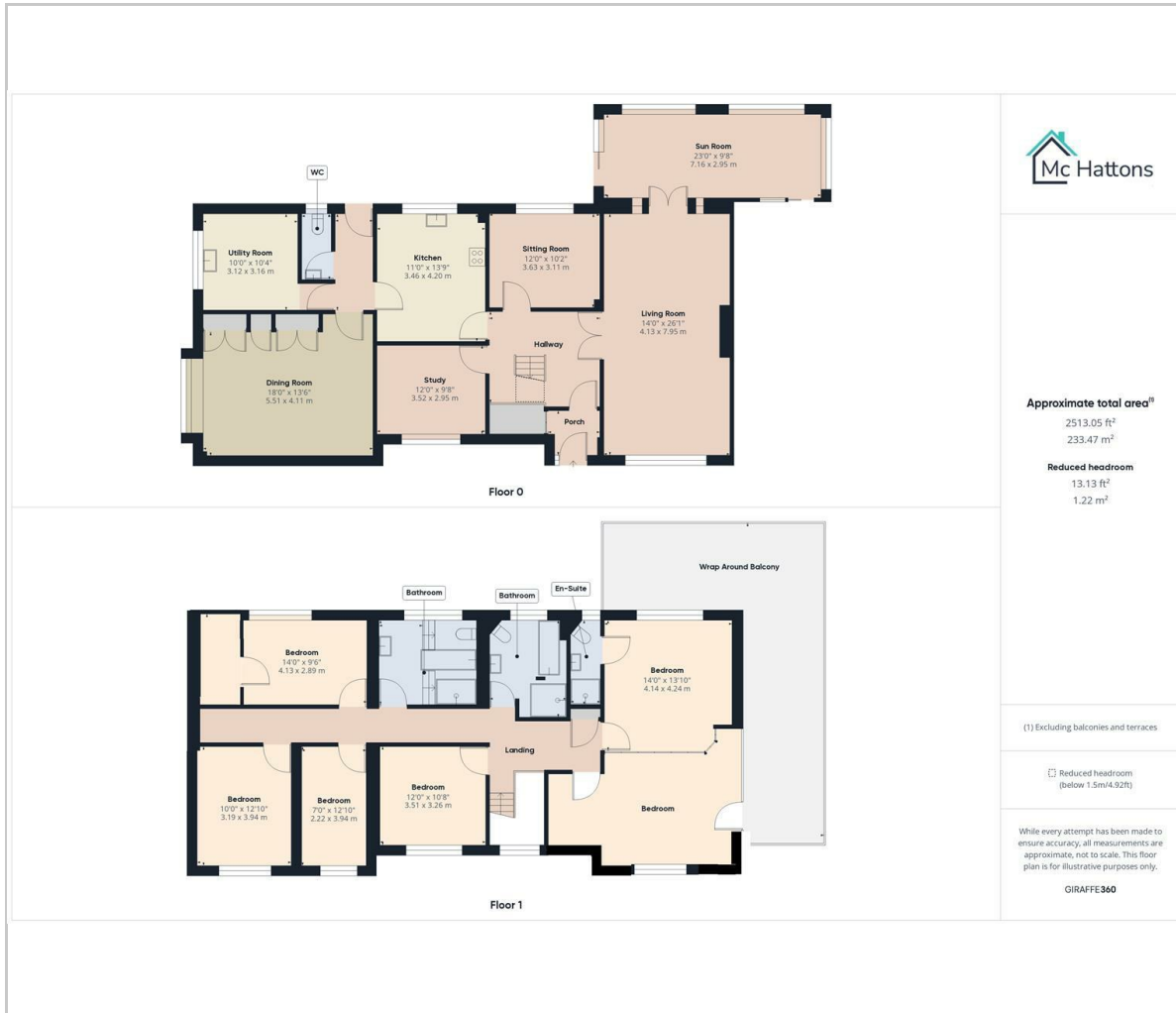
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Tucked away up a country lane with open views of the surrounding countryside is this individually built home found within the picturesque and historical village of Mawdlam. This family home offers versatile living with potential for generational living and provides easy access to the neighbouring seaside town of Porthcawl along with Kenfig Nature Reserve with its sand dunes and lake. Transportation links can be found by Rail at Pyle and Motorway at junctions 36 and 37 of the M4. Pontannedd House was built to a high specification by the current owners father during the 1980`s and has been lovingly maintained and updated. The accommodation comprises entrance porch leading into a welcoming hallway, a spacious living room with access through to a sun room which leads out onto a covered terrace. There is a study, a cosy sitting room and breakfast kitchen, fitted with a range of high quality units and appliances. A rear hallway provides access to a cloakroom, a large formal dining room and a spacious utility room. On the first floor there are two well appointed bathrooms and six bedrooms including the master bedroom with built in wardrobes and en-suite shower room. The second bedroom provides access on to the wrap around balcony offering commanding views over the neighbouring countryside and fields. The gated driveway leads to the double garage and offers ample off road parking. The wrap around gardens are well stocked with a variety of planting and lawn along with mature trees.





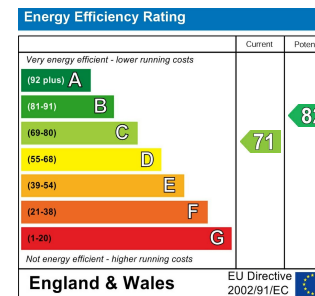
## Floor Plan



## 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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