



Garage to Rear  
**FOR SALE**  
McHattons  
Sales & Lettings  
01656 331577

Esplanade Avenue  
, Porthcawl, CF36 3YS  
Price £497,000

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**Esplanade Avenue**  
Porthcawl, CF36 3YS

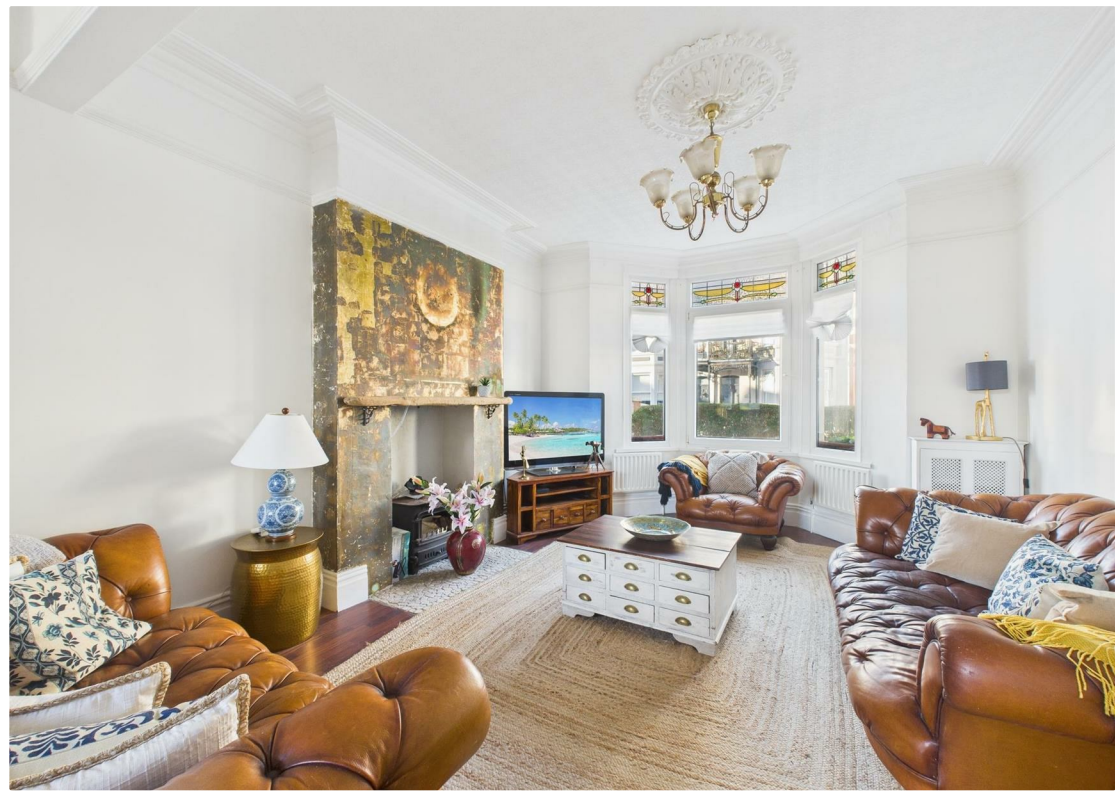
This charming townhouse offers a delightful blend of modern living and classic character, ideally situated just moments from the picturesque Porthcawl seafront and vibrant town centre. Spanning three well-appointed floors, this spacious residence boasts two inviting reception rooms, perfect for both relaxation and entertaining.

The ground floor features a generous living and dining area, complemented by a bright breakfast room that seamlessly connects to the kitchen. A convenient utility area and cloakroom enhance the practicality of this home. Ascending to the first floor, you will discover three generously sized double bedrooms, alongside a well-appointed bathroom. The master bedroom is particularly noteworthy, as it opens onto a balcony that provides a lovely view down the street towards the sea, making it an ideal spot for morning coffee or evening relaxation.

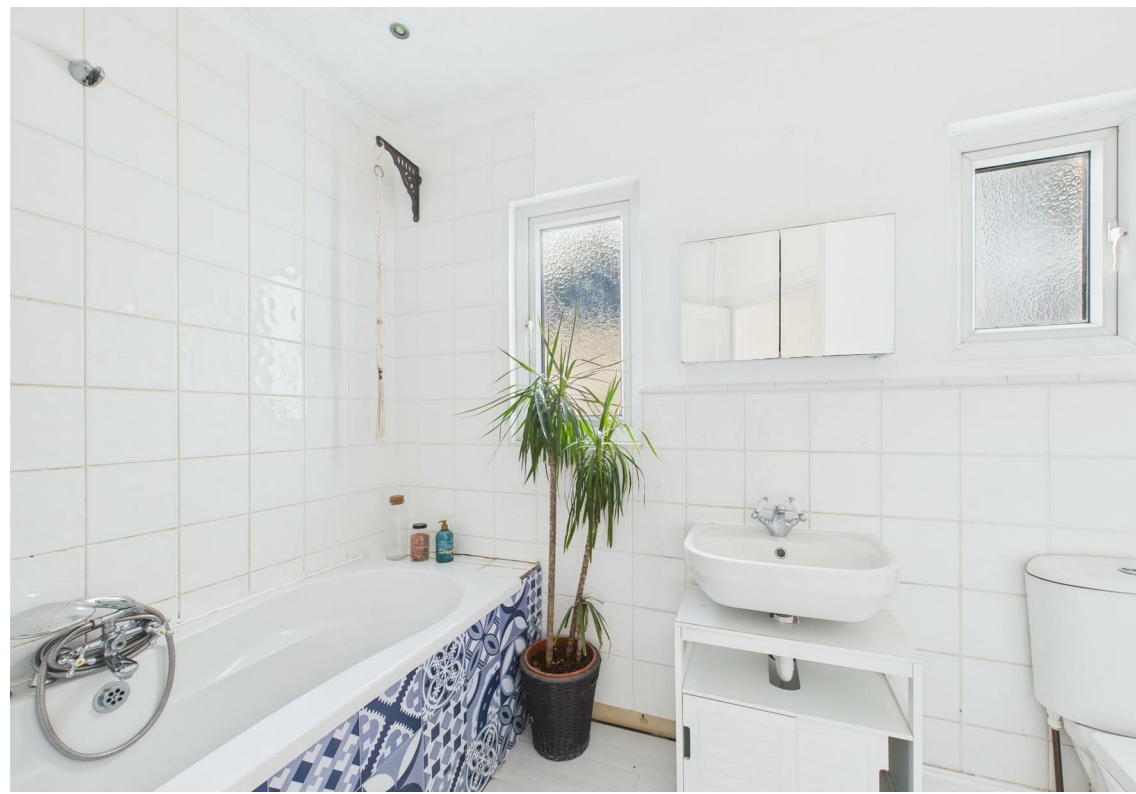
The top floor is equally impressive, housing two additional double bedrooms and a recently installed bathroom, ensuring ample space for family or guests. Outside, the property boasts a forecourt frontage and an enclosed rear garden, which offers access to a garage and parking area via the rear lane, providing both convenience and security.

This townhouse has retained several original features, including built-in cabinets and charming flooring, adding to its unique appeal. The owner has informed us that there is also a basement under the living room. With its prime location and spacious accommodation, this property is a must-see for those seeking a comfortable family home or a seaside retreat. Viewing is highly recommended to fully appreciate all that this delightful property has to offer.

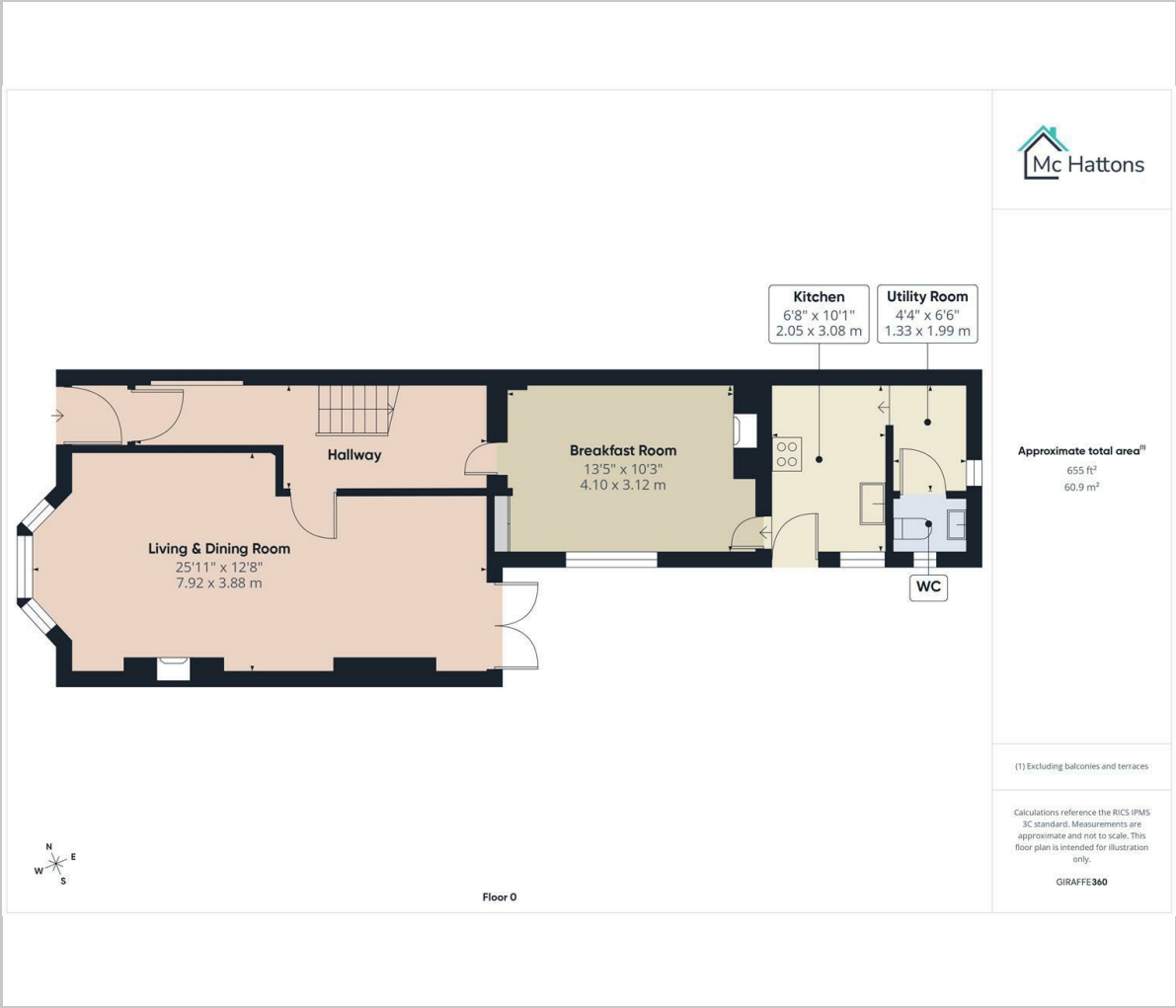
Please note that this property is leasehold with a 999 year lease starting from 1909







Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

10 Lias Road Porthcawl, CF36 3AH  
Tel: 01656 331577 Email: enquiries@mchattons.co.uk www.mchattons.co.uk

Area Map



Energy Efficiency Graph

