



## Brickyard, Porthcawl

£475,000

- Executive 3-bedroom renovated cottage
- Prime Newton Village location near the beach
- Stone tiled flooring with underfloor heating
- High-spec kitchen with island & marble worktops
- Separate utility area & cloakroom



 3  1  1



## About the property

An exceptional three-bedroom converted cottage perfectly positioned in the highly desirable Newton Village, just moments from local amenities and the nearby beach. This beautifully presented home offers stylish open-plan living, enhanced by elegant stone tiled flooring with underfloor heating and a charming log burner, all bathed in natural light. The living space provides access to a convenient cloakroom and flows seamlessly into a stunning kitchen designed for entertaining, featuring a Belfast sink, marble worktops, a central island, and a range cooker, with a separate utility area beyond.

A striking oak staircase rises from the main living area to three well-proportioned bedrooms, including master bedroom with en-suite, alongside a contemporary main bathroom. Externally, the property boasts a paved courtyard with useful storage units complete with electricity, creating a practical yet attractive outdoor space.



## Accommodation

### **Kitchen/ Living Room**

40' 1" x 12' 6" ( 12.22m x 3.81m )

### **Bedroom One**

11' 5" x 9' 1" ( 3.48m x 2.77m )

### **Bedroom Two**

12' 6" x 8' 6" ( 3.81m x 2.59m )

### **Bedroom Three**

9' 3" x 5' 8" ( 2.82m x 1.73m )

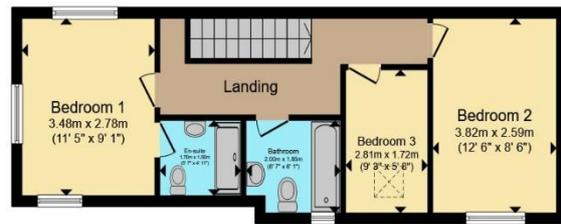
01656 771600

porthcawl@peteralan.co.uk

## Floorplan



Ground Floor



First Floor

Total floor area 95.1 m<sup>2</sup> (1,024 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)



## 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

