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**Clevis Crescent, Porthcawl**  
offers in the region of £500,000



# About the property

An Exceptional Property Offering Space, Style and Versatility

This impressive home boasts three spacious bedrooms, with the master bedroom featuring a charming bay window that floods the room with natural light.

High ceilings throughout the property enhance the sense of space and elegance.

The welcoming living room enjoys beautiful views through a bay-fronted window, creating a bright and relaxing setting. At the heart of the home is a stunning open-plan kitchen and living area, designed for modern family life. Double doors open directly onto a sun-trap, low-maintenance garden-perfect for entertaining guests or unwinding in a private outdoor space.

A standout feature of this property is the detached self-contained annex, offering excellent flexibility. Ideal for additional living accommodation or business opportunities, the annex comprises a bright cosy living area a generous double bedroom. Bathroom with over head shower, along with kitchen area with UPVC door leading to enclosed rear garden, both benefiting from high ceilings that mirror the main home's character.

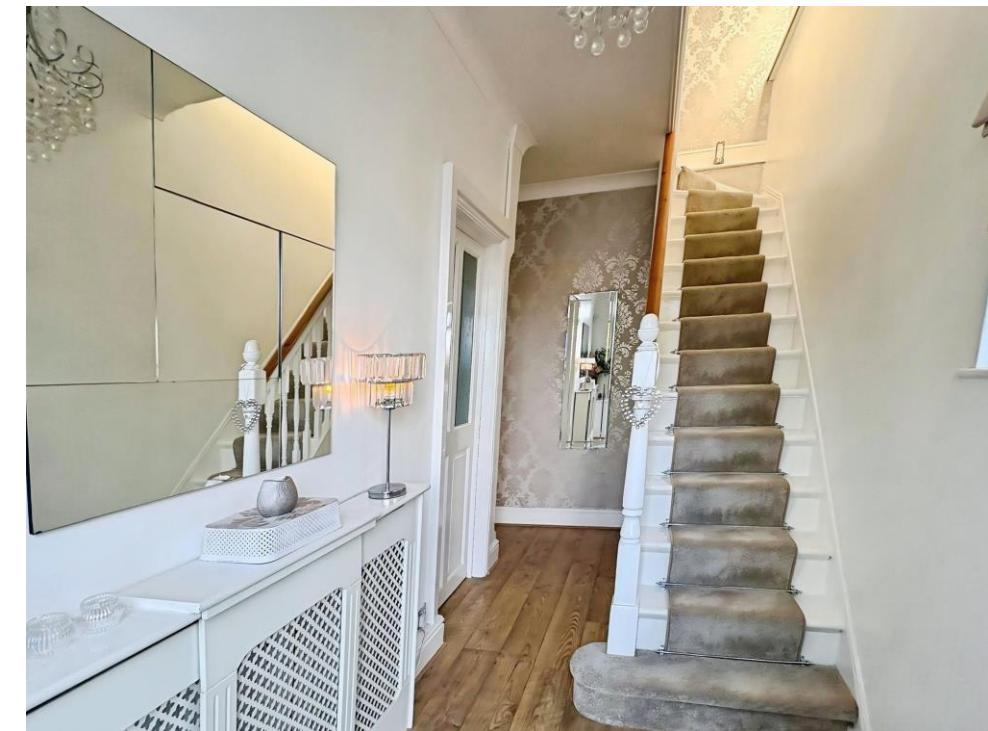
Externally, the property is further enhanced by a driveway providing parking for multiple vehicles.

This is a rare opportunity to purchase a versatile and spacious home that perfectly balances comfort, character and practicality.

# Accommodation

## Entrance Hall

Traditional staircase to first floor, uPVC double glazed window to side, radiator, coving to ceiling, power point, telephone point and under stairs storage area which also contains the electric meter.  
Under stairs storage



## Lounge

13' 4" x 11' 3" ( 4.06m x 3.43m )  
A beautifully presented and inviting lounge, thoughtfully styled to create a warm and homely atmosphere. The room features a striking uPVC double glazed bay window allowing plenty of natural light to pour in, complemented by full-length mustard toned curtains and dark feature walls that add depth and character. A decorative gas fireplace with mantel provides an attractive focal point, while wood-effect flooring enhances the modern yet cosy feel. The space comfortably accommodates multiple seating areas, making it ideal for both relaxing evenings and entertaining guests. Stylish lighting and contemporary finishes throughout complete this elegant and well-balanced living space.

## Open Plan Kitchen

20' 6" x 19' 6" ( 6.25m x 5.94m )  
A contemporary and well-appointed kitchen and family space, thoughtfully designed with both style and practicality in mind. The room features sleek fitted units complemented by warm wood-effect worktops and flooring, creating a modern yet inviting finish. A central breakfast island with upholstered bar seating provides the perfect hub for casual dining and entertaining, while integrated appliances and ample storage





enhance everyday functionality. Recessed ceiling lighting and rear windows allow plenty of natural light to fill the room, giving a bright and airy feel. This kitchen effortlessly combines modern design with comfortable family living. A beautifully decorated family room with lots of versatile space.

### **Bedroom One**

13' 3" x 11' 1" ( 4.04m x 3.38m )  
uPvc Double Glazed bay window to front giving uninterrupted views over Porthcawl and the surrounding fields. The bay also allows for natural light a perfect spot for dressing table.

### **Bedroom Two**

12' 1" x 11' ( 3.68m x 3.35m )  
Fitted wardrobes either side and over head of the double bed opening with shelving and hanging space for clothing, uPVC double glazed window to rear with views over the garden

### **Bedroom Three**

13' 10" x 7' 4" ( 4.22m x 2.24m )  
uPVC double glazed window to rear with views over the garden, radiator, power points, this room offers a spacious double room with fitted wardrobes.

### **Detached Dwelling (annex)**

#### **Lounge**

15' 9" x 9' 1" ( 4.80m x 2.77m )

The living room is a tranquil and calming space featuring high cathedral style ceiling to continue the main house feel. fitted carpet and multiple electric points for convenience.

#### **Kitchen**

6' 2" x 4' 10" ( 1.88m x 1.47m )

Comprising inset stainless-steel sink with drainer and unit, drawer unit, wall unit all finished in white with butcher block work tops , white tiled splash back, power points, space for fridge/freezer, vinyl cushion flooring. uPVC double glazed window and door to side and rear garden,

#### **Bedroom**

11' x 8' 3" ( 3.35m x 2.51m )

Double bedroom with over bed storage along with domed roof light fitted to allow additional natural light, loft access point for storage.

#### **Bathroom**

Three piece bathroom suite consisting of bath with over head electric shower wash hand basin and wc also features frosted uPVC double glazed window.

#### **Outside**

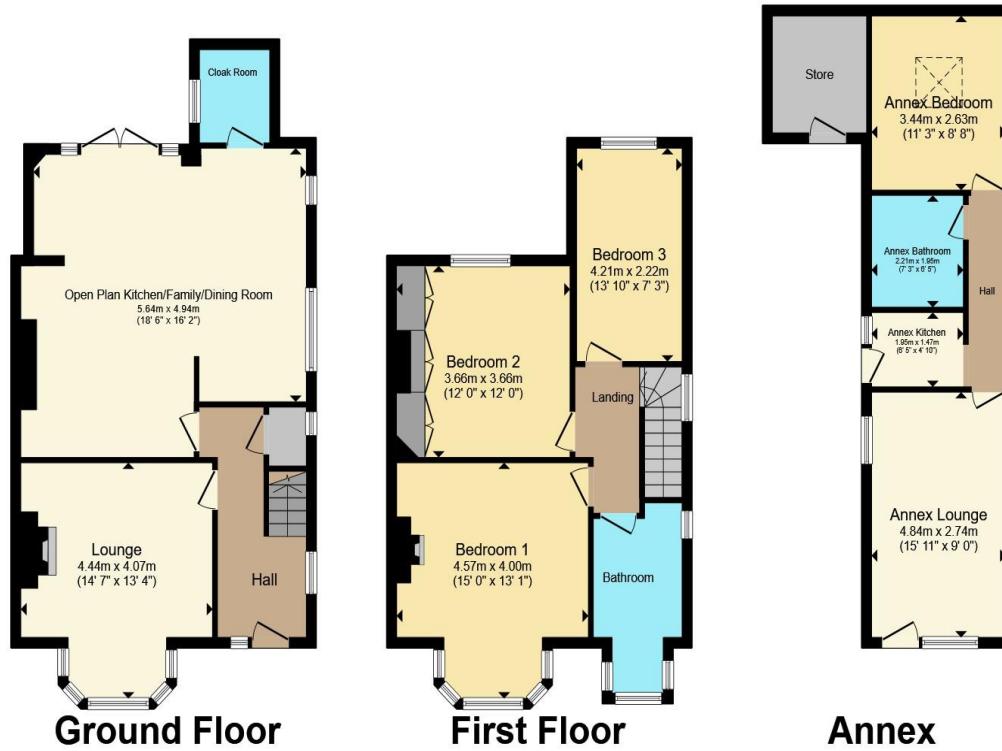
The front elevation boasts an expansive driveway offering parking for multiple vehicles, complemented by an elegant seating area set within the beautifully landscaped front lawn. The property also provides direct access to the versatile annex, along with a side gate leading to the rear enclosed, low-maintenance garden. Here, a private sun-trap area creates an idyllic space for relaxation or refined outdoor entertaining.





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Total floor area 155.5 m<sup>2</sup> (1,674 sq.ft.) approx

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