



Clos Y Mametz  
, Porthcawl, CF36 5DJ

Price £360,000





## Clos Y Mametz

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Found in Clos Y Mametz, Porthcawl, this end of link townhouse offers a delightful blend of modern living. Perfectly situated adjacent to the picturesque Duckpond and the quaint village of Newton, this property is ideal for those seeking a vibrant community atmosphere.

Upon entering, you are greeted by a hallway that features a convenient cloakroom. The kitchen diner, located at the front of the house, is perfect for family meals and entertaining guests. At the rear, the living room provides a cosy retreat, with direct access to the rear garden with patio and lawn along with gate access to the driveway.

The first floor boasts two generously sized double bedrooms, alongside a third bedroom currently utilised as a study, offering versatility for work or relaxation. A well-appointed family bathroom completes this level. Ascending to the top floor, you will discover the master bedroom suite with an en-suite shower room for added convenience.

A driveway to the side of the property ensures that you will never have to worry about finding a space. The driveway also provides access to the garage.

With easy access to the heart of Newton village, which boasts a central green, a welcoming public house, and stunning beach access, this property is ideally situated for those who appreciate both leisure and lifestyle. The nearby heritage coastline adds to the allure, making this townhouse a perfect place to call home.





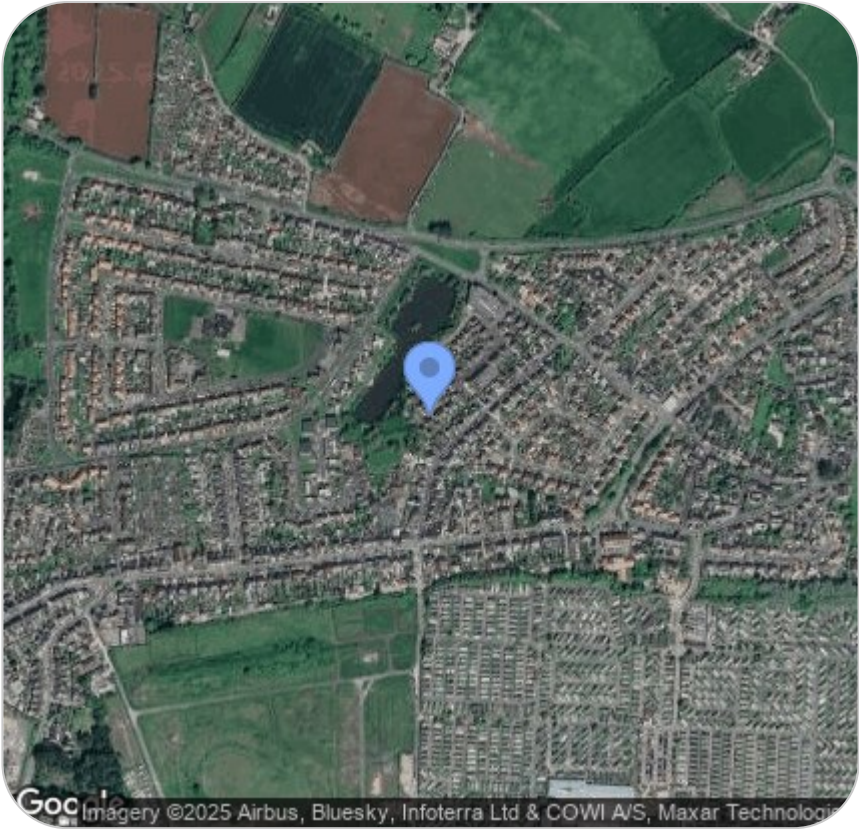




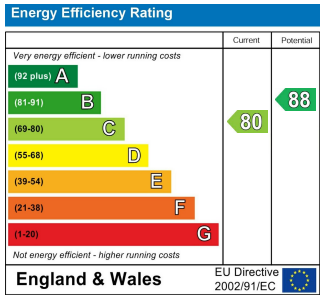
Floor Plan



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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