



Kings Hill Avenue
, Porthcawl, CF36 5LD

Price £360,000



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This immaculately presented four-bedroom semi-detached house, is ideally located on Kings Hill Avenue in Porthcawl. This charming property is just a short stroll from the vibrant town centre and the beautiful Coney Beach, making it perfect for those who appreciate coastal living.

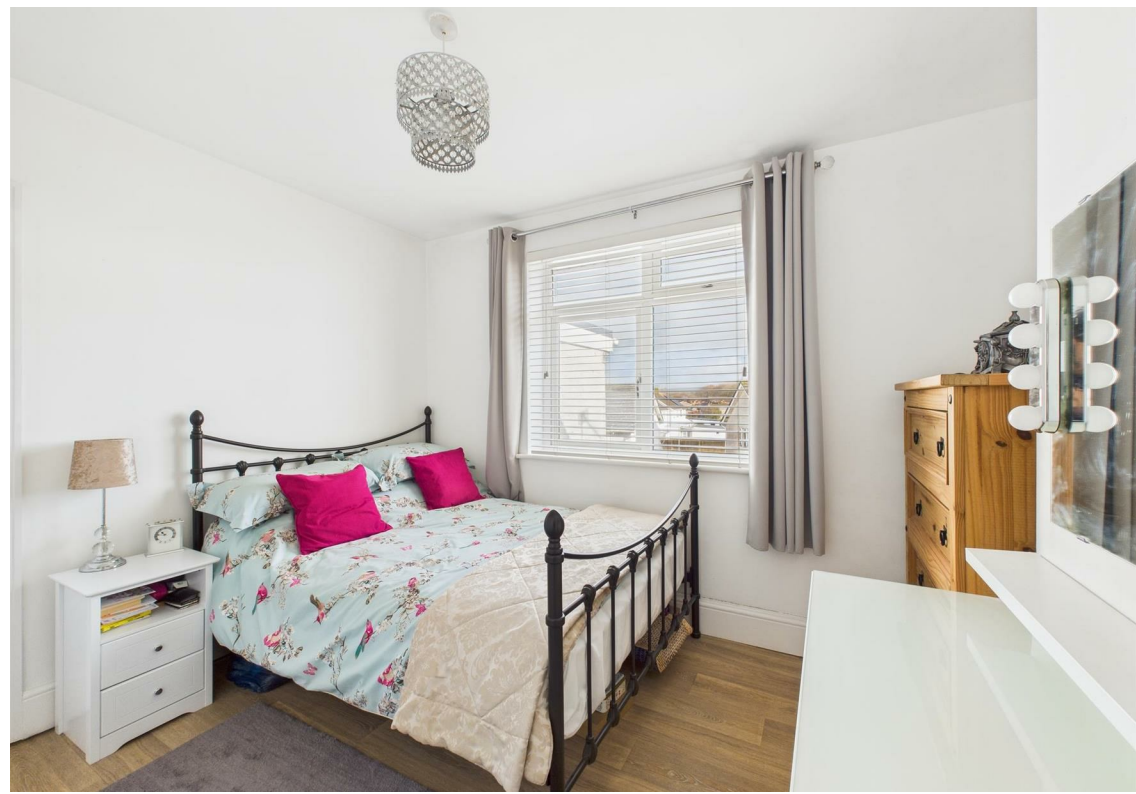
Upon entering, you will find a spacious living and dining room that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining. The breakfast kitchen is a standout feature, providing a lovely view of the rear enclosed garden, which is perfect for outdoor gatherings or simply enjoying a quiet moment in nature. The ground floor also includes a convenient cloakroom and a utility area, enhancing the practicality of the home.

The first floor boasts four well-proportioned bedrooms, providing ample space for family living or accommodating guests. The family bathroom is thoughtfully designed to cater to the needs of a busy household.

Outside, the property benefits from off-road parking for several vehicles, along with a carport area that leads to a garage, ensuring that you have plenty of space for your vehicles and storage needs.

This property offers a wonderful opportunity for those seeking a comfortable family home in a desirable location. Do not miss the chance to make this delightful house your new home.





Floor 0

Kitchen
7'1" x 13'10"
2.18 x 4.84 m

Breakfast Area
9'0" x 10'8"
2.76 x 3.25 m

Living & Dining Room
12'3" x 20'5"
3.75 x 6.23 m

Utility Room

WC

Hallway

Garage
14'6" x 10'0"
4.43 x 3.05 m

Floor 0

Bathroom
7'4" x 9'6"
2.26 x 2.91 m

Bedroom
9'2" x 11'0"
2.81 x 3.38 m

Bedroom
12'5" x 8'10"
3.78 x 2.70 m

Landing

Bedroom / Study
9'9" x 9'10"
2.99 x 3.00 m

Bedroom
8'9" x 9'9"
2.68 x 2.97 m

Floor 1

Approximate total area⁽¹⁾

1249 ft²

116.1 m²

Reduced headroom

4 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom:

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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An aerial photograph of a residential neighborhood. A blue location pin is placed on a street. The area is densely packed with houses and streets. There are some green spaces and a larger open area in the bottom right corner. The Google logo is visible in the bottom left corner.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		50	79
England & Wales		EU Directive 2002/91/EC	