



Birch Walk  
, Porthcawl, CF36 5AN

£300,000

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Found in the Newton area of Porthcawl, this delightful three bedroom home offers a unique opportunity to reside in close proximity to the stunning Heritage Coastline and the historical village of Newton.

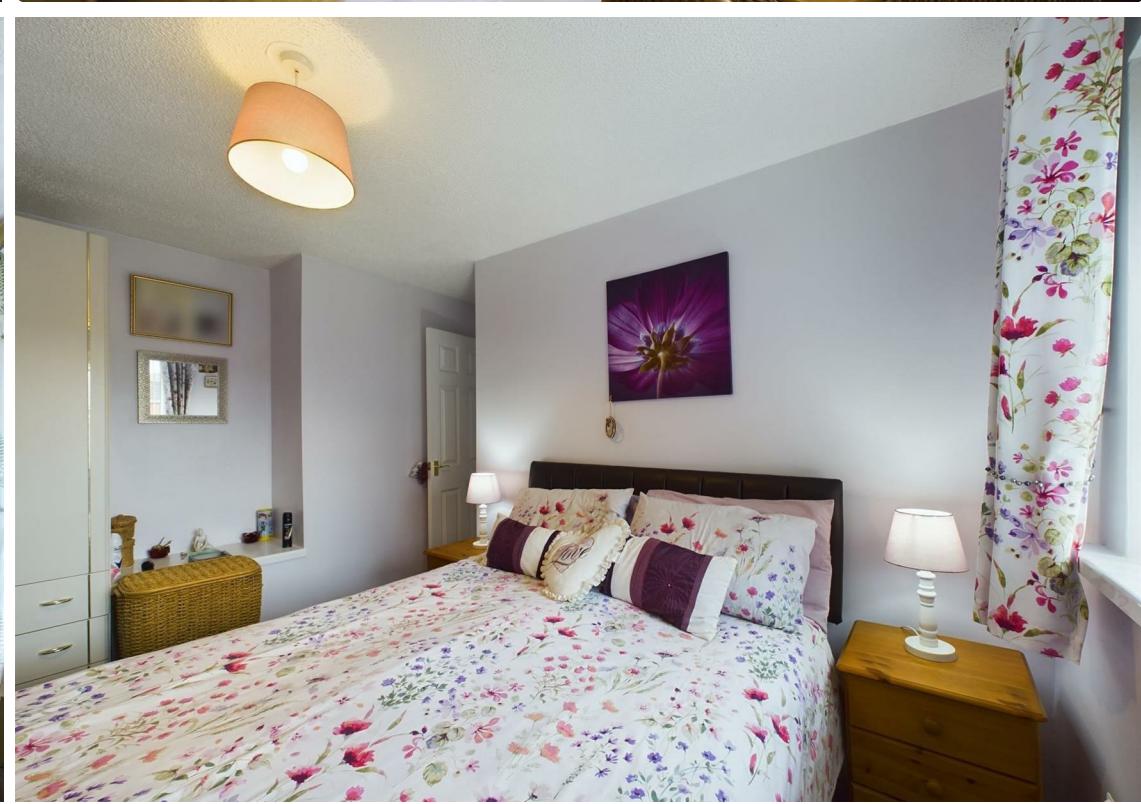
As you step into this extended and beautifully presented home, you are greeted by an inviting entrance porch that leads you into the living room. There is an open plan dining and living area boasting a vaulted ceiling, creating a spacious and airy atmosphere. The property also features a well-equipped kitchen and a lovely conservatory, perfect for enjoying the natural light and views of the surrounding greenery.

Convenience is key with the inclusion of a useful utility room and cloakroom on the ground floor. Moving to the first floor, you will find three cosy bedrooms and a convenient shower room, providing ample space for comfortable living.

Outside, the property offers an open plan front garden laid to lawn, adding to the charm of the residence. The enclosed private rear garden is a true gem, featuring a variety of plants and a patio area ideal for entertaining guests or simply relaxing in the tranquillity of your own outdoor space.

Don't miss out on the opportunity to make this lovely property your new home, where modern living meets the beauty of being just a short stroll from the beach





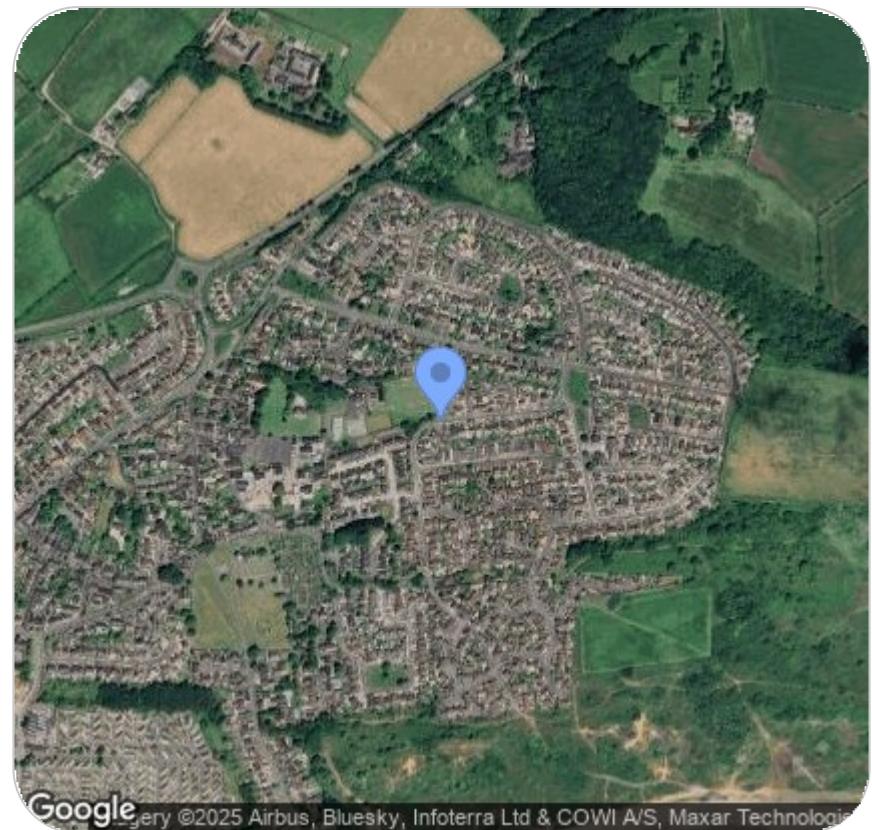
## Floor Plan



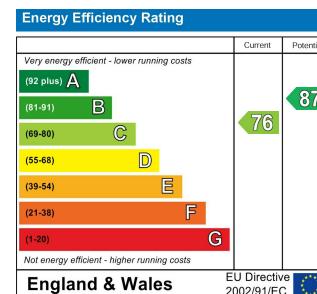
## Viewing

Please contact our McHattons - Porthcawl Office on 01656 331577 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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