



EASTERN PROMENADE  
(PROMENÂD Y DWYRAIN)

Eastern Promenade  
, Porthcawl, CF36 5TS

Price £350,000

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Located on Eastern Promenade, Porthcawl, this versatile traditional end of terrace home offers a unique opportunity for both comfortable living and potential investment. Boasting four bedrooms, this property is ideally situated opposite Griffin Park, providing easy access to local amenities and the stunning Coney Beach views.

Arranged over two levels, the home features a flexible layout that could be adapted to suit various needs, including the possibility of conversion into two separate apartments, subject to planning permission. The ground floor comprises two potential bedrooms, a welcoming sitting room, a breakfast kitchen, and a convenient shower room. Ascending to the first floor, you will find another sitting room that overlooks the picturesque Griffin Park Bowling Green, alongside two additional bedrooms, a family bathroom, and a breakfast kitchen complete with French doors that lead out to a delightful roof terrace, a fantastic space for entertaining in the summer months with family and friends.

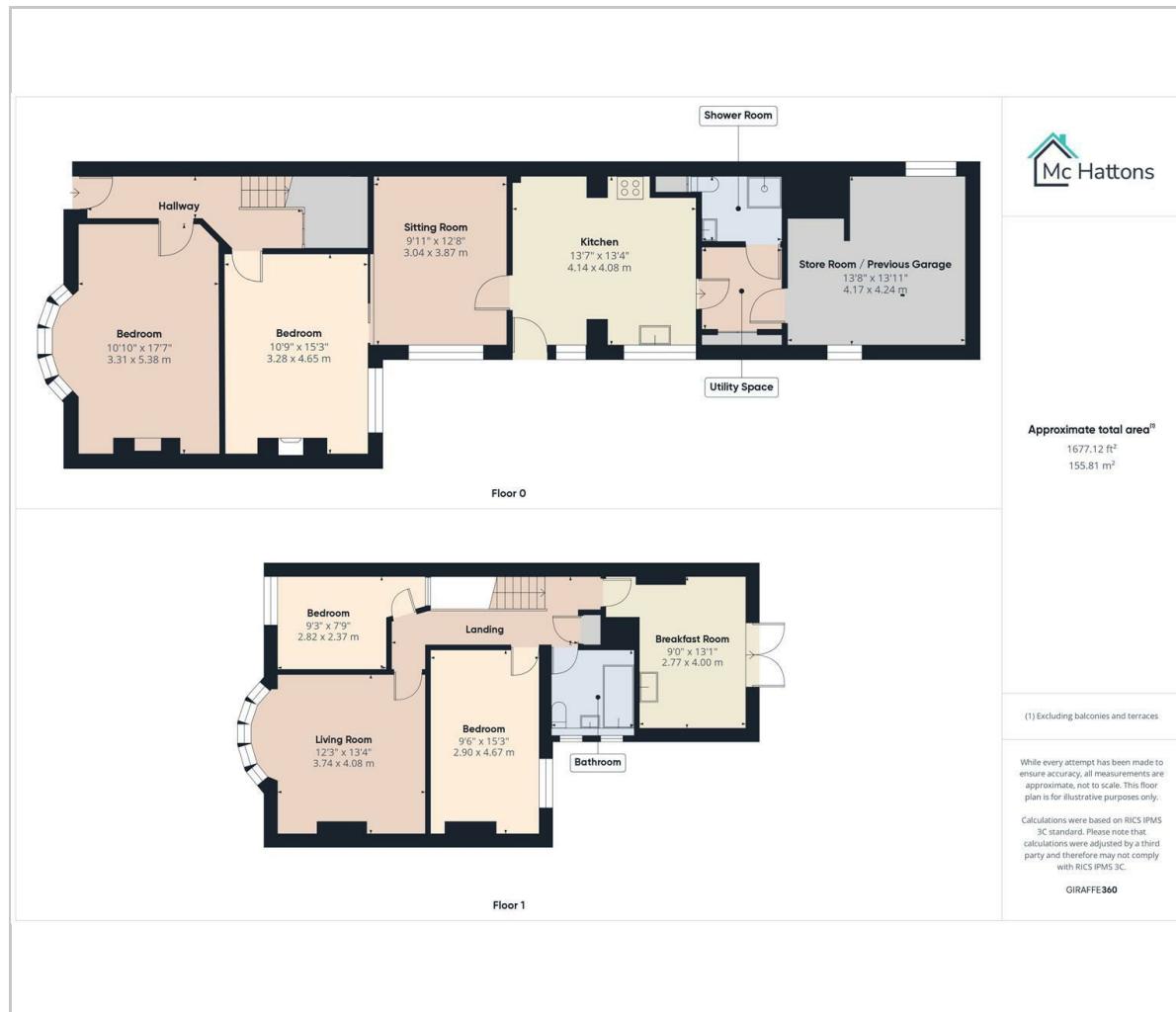
Externally, the property benefits from a spacious store room on the ground floor, which was previously a garage and could easily be reinstated, offering the potential for off-road parking. Additionally, a charming courtyard garden is accessible from the kitchen, providing a lovely outdoor space for relaxation.

This property presents an excellent opportunity for families seeking a spacious home or investors looking for a property with potential for conversion. With its prime location and flexible accommodation, this home is not to be missed.





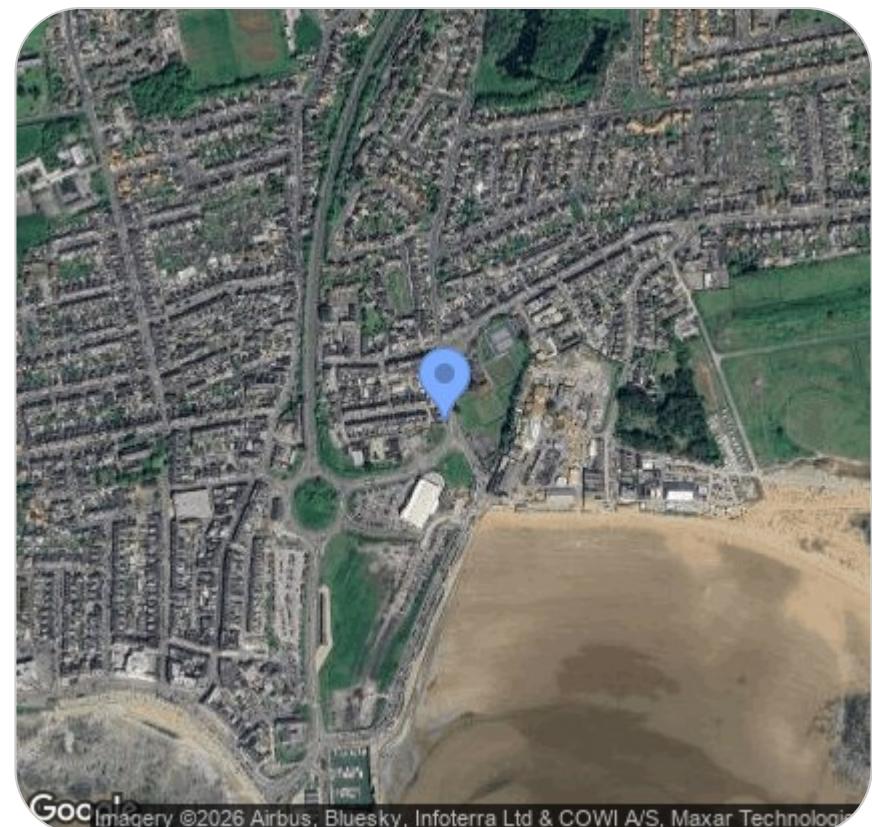
## Floor Plan



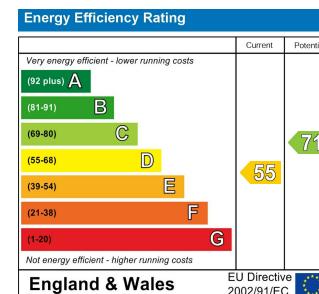
## Viewing

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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