

# HUNTERS®

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## West Road

Porthcawl, CF36 3SN

Offers Over £365,000



Council Tax: D





# 39 West Road

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Offers Over £365,000



## General

Porthcawl is a charming coastal town located in Bridgend County Borough, Wales. Known for its stunning beaches and vibrant community, Porthcawl offers a delightful blend of natural beauty and modern amenities.

One of Porthcawl's main attractions is its coastline, featuring seven beautiful sandy beaches such as Rest Bay, Coney Beach, and Trecco Bay. These spots are perfect for a variety of outdoor activities like surfing, swimming, and sunbathing, making Porthcawl a haven for beach lovers and water sports enthusiasts. The town also boasts the scenic Porthcawl Promenade, ideal for leisurely strolls with picturesque views of the Bristol Channel.

For those interested in local amenities, Porthcawl has a well-equipped town center with a range of shops, cafes, and restaurants. The town hosts an array of events throughout the year, including the famous Porthcawl Elvis Festival and the Porthcawl Carnival, fostering a strong sense of community. Supermarkets, medical facilities, and a variety of local businesses ensure that residents have easy access to daily necessities.

Porthcawl is not just about leisure; education is well-catered for with several reputable schools like Porthcawl Comprehensive School and Nottage Primary School, providing quality education options for families. Additionally, the town's community centers and libraries offer enriching programs and activities for all ages.

Transport links in Porthcawl are reliable and efficient.

The town is well-connected to major cities like Cardiff and Swansea via the M4 motorway, making commuting convenient for those working in larger urban centers. Public transportation is readily available, with regular bus services linking Porthcawl to neighboring towns and cities.

In summary, Porthcawl is a delightful place to live, combining beautiful natural landscapes with modern conveniences. Its excellent transport links, strong sense of community, and range of local amenities make it an ideal location for both families and individuals looking for a balanced lifestyle.

## Hallway

with original wood block flooring, skimmed walls and ceilings which are coved with central light fittings, composite stable style front door, stairs to first floor, radiator, doors to:

## Lounge

19'5" x 17'3" at widest (5.92m x 5.26m at widest)  
With carpets (original block flooring underneath), skimmed walls with picture rail & ceilings which are coved with central light fittings, radiator, power & tv points, wood fire surround with slate hearth and wood burning stove, bay window & second window to front.

## Kitchen Dining

19'5" x 16'00" at widest (5.92m x 4.88m at widest)  
Laminate flooring, skimmed walls & ceilings, spot light fittings, radiator, selection of base and wall units in cream shaker style with oak effect worktops and tiled backsplash, sink and drainer with mixer tap, integral appliances to include double electric oven, gas hob and hood & dishwasher, windows to rear and French doors to conservatory, radiator.

### Conservatory

11'11" x 10'2" (3.63m x 3.10m)

victorian style upvc conservatory with carpets, one solid brick wall, dwarf walls with French doors to the rear, two radiators, correx roof with central fan light fitting.

### Landing

with carpets, skimmed walls and ceilings which are covered with central lighting, wood banister, attic access, window to side, doors to:

### Bedroom 1

14'3" x 9'10" (4.34m x 3.00m )

with carpets, papered walls with picture rail and skimmed ceilings which are covered with central lighting, window to front, radiator.

### Bedroom 2

14'3" x 9'0" (4.34m x 2.74m)

with carpets, skimmed walls and ceilings which are covered with central lighting, window to front, radiator.

### Bedroom 3

9'9" x 9'2" (2.97m x 2.79m)

with carpets, skimmed walls and ceilings which are covered with central lighting, window to rear, radiator.

### Bathroom

7'00" x 8'2" (2.13m x 2.49m)

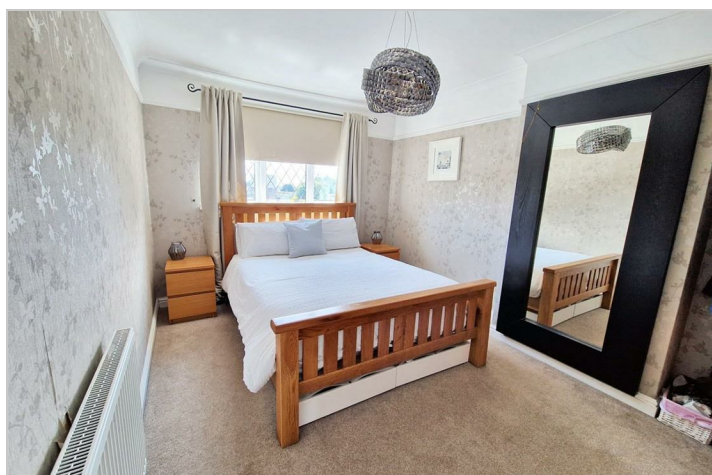
with tiled flooring and tiled / panelled & skimmed walls and skimmed ceilings with spot lighting, 3 piece suite wc, sink built into vanity storage free standing bath and seperate walk in shower cubicle with thermostatic rain shower and glass screens, chrome towel radiator, two windows to rear, airing cupboard.

### Gardens

Enclosed rear garden with patio area against house and path leading to rear summer house, central artificial grass area, side access.

Purpose built summer house with front bi-folding doors, fully insulated and lined with power and lighting. Side storage shed attached to side of summer house.

Front enclosed gardens with iron gate and block paved drive for several cars.





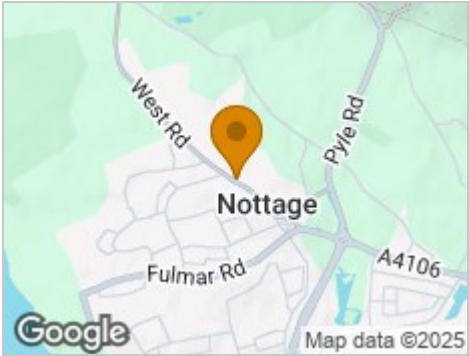
Road Map



Hybrid Map



Terrain Map



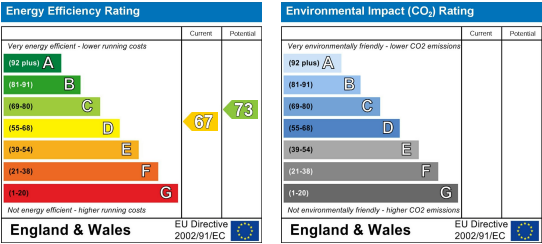
Floor Plan



Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.