



## Esplanade, offers over £340,000

- Sought-after seafront location in Porthcawl
- Walking distance to beaches, shops, cafés and local amenities
- Ground floor apartment
- Shared garage space
- Ideal first-time purchase, retirement home or investment opportunity
- EPC Rating: Awaited



 2
  1
  1



## About the property

Situated in one of Porthcawl's most desirable seafront locations, this spacious two-bedroom ground floor apartment offers the perfect combination of coastal living and everyday convenience.

Boasting generously proportioned rooms throughout, the property features a bright and welcoming living space, a well-appointed kitchen, two good-sized bedrooms, and a family bathroom. The apartment benefits from excellent natural light and a practical layout, making it ideal for a range of buyers including professionals, retirees, investors, or those seeking a holiday home by the sea.

A particular highlight is the inclusion of a shared garage space, providing valuable storage or secure parking, a rare advantage in such a sought-after coastal setting. The property also benefits from a good-sized cellar, offering excellent additional storage space.

Located just moments from Porthcawl's stunning promenade, beaches, local cafés, shops, and amenities, this property enjoys an enviable position where everything is within easy reach.



## Accommodation

### Living Room

16' 9" x 13' 9" ( 5.11m x 4.19m )

### Bedroom

15' 5" x 11' 5" ( 4.70m x 3.48m )

### Bedroom 2

14' 1" x 11' 7" ( 4.29m x 3.53m )

### Shower Room

7' 10" x 5' 1" ( 2.39m x 1.55m )

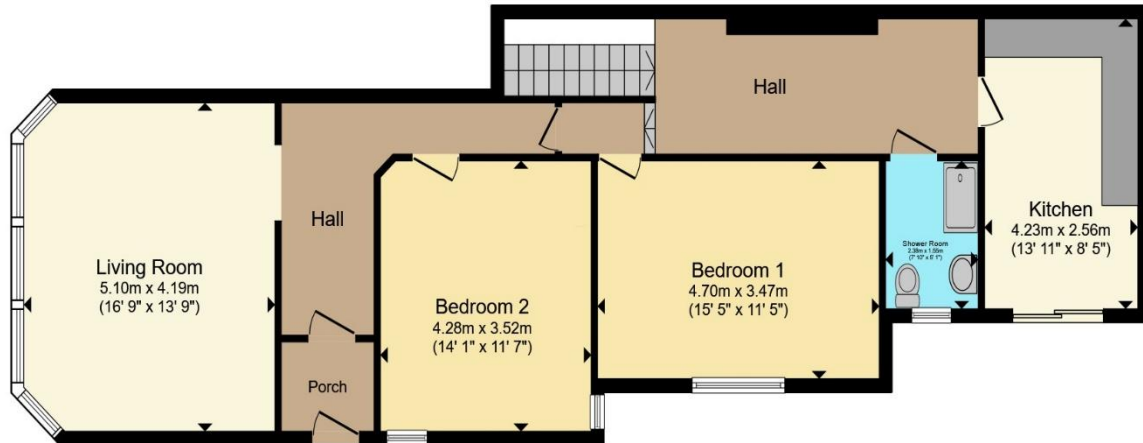
### Kitchen

13' 11" x 8' 5" ( 4.24m x 2.57m )

01656 771600

porthcawl@peteralan.co.uk

## Floorplan



Total floor area 96.0 m<sup>2</sup> (1,033 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**pa** peter  
alan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

**pa** peter  
alan