



## Poplar Avenue, £250,000

- End Terrace
- Three Bedrooms
- Rear Garage
- Close to Porthcawl Town
- Ideal First Purchase
- EPC Rating: D



 3  1  1



## About the property

Situated in the sought-after and centrally located Poplar Avenue, this traditional end-of-terrace home enjoys an enviable position overlooking the central green. The property opens with a welcoming entrance hallway leading into a spacious lounge and dining area, featuring a charming box bay window to the front. At the rear, a conservatory provides a relaxing space with views over the enclosed garden.

The kitchen is styled in a contemporary white high-gloss finish with wood-effect worktops and offers space for appliances. A rear hallway provides access to the garden and a convenient cloakroom.

Upstairs, the landing includes a pull-down ladder to the attic space and leads to three well-proportioned bedrooms and a modern shower room. Outside, the home benefits from a forecourt frontage, a private rear garden with access to a parking space, and a garage complete with an inspection pit.

Ideally positioned close to local amenities, this home is just a short distance from beaches, shops, and well-regarded schools, making it perfect for families and professionals alike.



## Accommodation

### Ground Floor

#### Lounge

13' 2" max x 9' 8" ( 4.01m max x 2.95m )

#### Dining Room

13' 6" x 10' 6" ( 4.11m x 3.20m )

#### Kitchen

10' 4" x 9' 2" max ( 3.15m x 2.79m max )

### First Floor

#### Landing

#### Bathroom

#### Bedroom One

11' 5" max x 11' 4" ( 3.48m max x 3.45m )

#### Bedroom Two

10' 7" max x 9' 2" max ( 3.23m max x 2.79m max )

#### Bedroom Three

10' 1" x 8' 4" max ( 3.07m x 2.54m max )

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## Floorplan



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