



## 'Cobwebs Corner' Brickyard offers over £270,000

- Charming 2-bedroom cottage
- Character living room with feature stone wall
- Front courtyard seating area
- Recently replaced roof
- Partial rewire completed
- Near the Beach
- No Chain
- EPC Rating: D



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## About the property

Charming 2-Bedroom Cottage with Attic space currently being used to house a double bed - Prime Newton Village Location

This delightful two-bedroom cottage offers character and practicality, featuring a spacious attic area ideal for additional storage or extra space for guest. The inviting living room boasts a striking feature stone wall and a stylish spiral staircase, creating a unique focal point and a sense of charm. The kitchen is well proportioned with ample wall and base units and unique resin work tops, the kitchen also offers a dining space.

To the front of the property, a pleasant courtyard seating area provides the perfect spot for relaxing outdoors. Ideally situated in the sought-after village of Newton, the home enjoys easy access to a wide range of local amenities as well as a nearby beach.

The property further benefits from a recently replaced roof and a partial rewire, offering added peace of mind for prospective buyers.



## Accommodation

### Entrance Porch

### Living Room

12' 11" x 12' 10" ( 3.94m x 3.91m )

### Kitchen/ Dining Room

13' 1" x 8' 4" ( 3.99m x 2.54m )

### Landing

### Bedroom One

12' 10" x 11' 9" ( 3.91m x 3.58m )

### Bedroom Two

8' 1" x 6' 11" ( 2.46m x 2.11m )

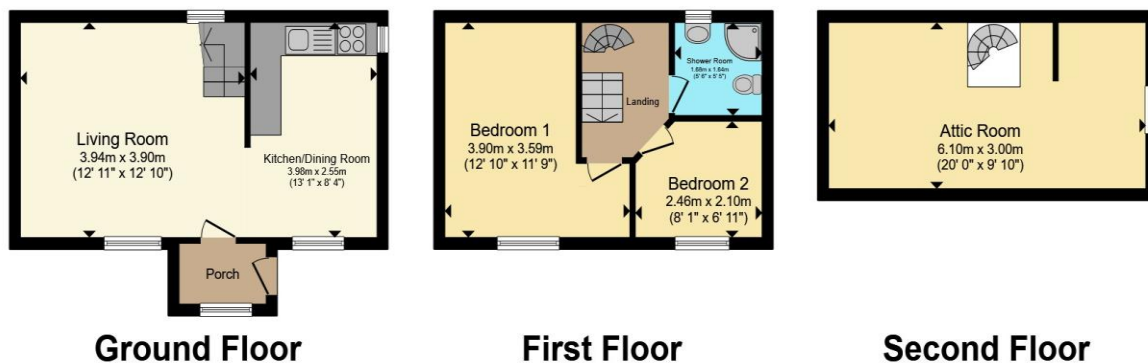
### Attic

20' x 9' 10" ( 6.10m x 3.00m )

01656 771600

porthcawl@peteralan.co.uk

## Floorplan



Total floor area 71.2 m<sup>2</sup> (766 sq.ft.) approx

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