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37 West Park Drive

Porthcawl,

Bridgend,

CF36 3RG

37 West Park Drive

Asking price **Offers in Excess of £300,000**

Situated in the sought-after Nottage Village in Porthcawl within walking distance to local school shops, amenities and Rest Bay Beach is this well-presented three bedroom semi-detached property.

Impressive westerly facing garden

Ample off-road parking

Social lounge/dining area

Utility with cloakroom

Sought after Nottage village

Walking distance to local schools, shops and Rest bay beach

Close proximity to junction 37 of the M4

Popular Porthcawl location

Viewings are highly recommended





Within walking distance to local school, shops, amenities and Rest Bay Beach also within close proximity to Porthcawl Town Centre is this well-presented three bedroom semi-detached property.

The property is entered via a partially glazed UPVC door into a second reception room which is an impressive size room laid to laminate flooring and doorway leading through to the lounge.

The lounge is another impressive size room laid to laminate flooring with large double glazed UPVC window to the front allowing natural light to pour in, feature fireplace and opening through to the dining room. The dining room is another spacious room with a double glazed UPVC window to rear with views out to the westly facing garden, doorway to stairs rising to the first floor landing and doorway to kitchen.

The kitchen has been fitted with a matching range of base and eyelevel units with rolltop work space over and consists of a stainless steel sink with mixer tap, space for cooker, fridge, freezer, plumbing for one appliance with double glazed window to rear and door to useful understairs storage cupboard and doorway to the utility room. The utility room is laid to tiled flooring with window to side, UPVC glaze door to front giving access to the garden and doorway through to cloakroom.

The cloakroom has been fitted with a two-piece suite comprising; wash handbasin and close coupled WC. There is an obscure glazed window to the side.

To the first floor landing there are two useful storage cupboards and doorways to all three bedrooms and family bathroom.

The master bedroom is a large double room with a double glazed UPVC window to front. Bedroom two is another good size double room that benefits from built-in storage with a double glazed UPVC window to the front and loft inspection point. Bedroom three is a well-proportioned size bedroom/potential home office benefiting from built-in storage cupboard and a double glazed UPVC window to rear with views out to the garden. The family bathroom has been fitted with a three-piece suite comprising; a low-level WC, vanity wash handbasin unit and panel bath with shower overhead. There is full height tiling to walls in the wet areas and twin obscure glazed windows to the rear.

To the front of the property is a driveway providing ample off-road parking with a chippings area and also benefiting from outside power points. To the rear of the property is an impressive westerly facing garden plot which is fully enclosed. It is partially laid to lawn with patio surrounds and a useful side area for storage with gate providing access back to the driveway.

Viewings highly recommended to appreciate the location and offer in hand.





Directions

From junction 37 of the M4, follow the A4229 heading towards Porthcawl, going straight over the first roundabout and bearing right at the second roundabout, follow the road approximately another 2 miles until you hit the third roundabout where you bare right into Nottage and take the next right into the village, follow the road through the village turning right at the T-junction and heading up West Road, turn left onto West Park Drive where the property can be found on your right hand side as indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band D
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

31126, 1144461 Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)																																		
37 West Park Drive PORTHCAWL, CF26 3NS	Energy rating D	Valid until: 10 March 2024 Certificate number: 0292-2034-1202-2844-4200																																
Property type	Semi-detached house																																	
Total floor area	94 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/landlords-tenants-property-minimum-energy-efficiency-standard-landlord-guidance).																																		
Energy rating and score																																		
This property's energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency .		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
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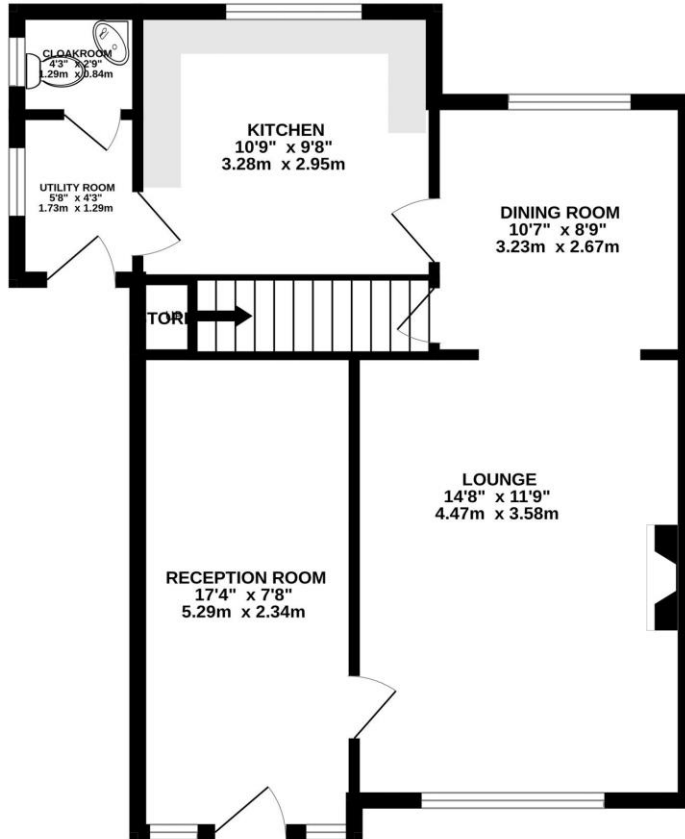
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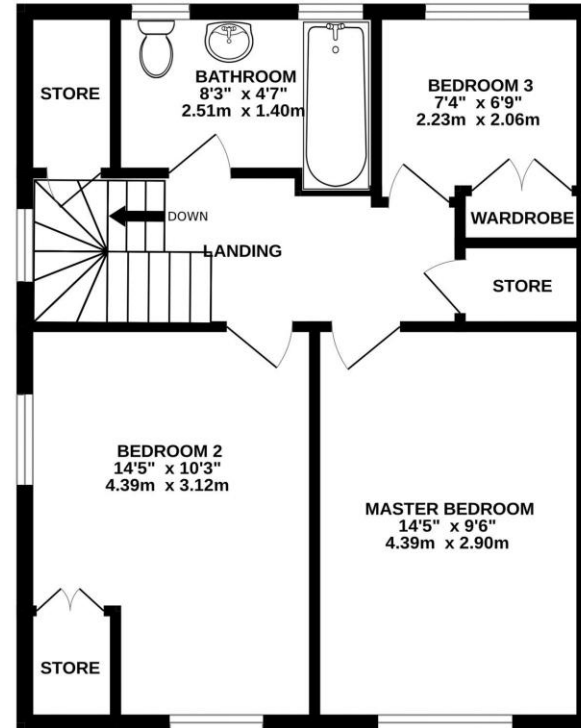
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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