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6 Long Acre Court

Nottage,
Porthcawl,
Bridgend,
CF36 3TJ

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Asking price **£775,000**

Situated in a private cul-de-sac in the sought-after village of Nottage with spectacular views across Rest Bay, Swansea Bay, Gower Peninsula and across open countryside to the Margam Hills, situated on a generous plot is this four double bedroom detached property with south-facing garden making for an ideal family home within close proximity to local school, shops, amenities and junction 37 of the M4.

Four double bedroom family home with garage

Situated in a private setting in the sought-after village of Nottage

Impressive plot that benefits from dual aspect views across Rest Bay, Swansea Bay, Gower Peninsula and across open countryside to the Margam Hills

Main bedroom features balcony with stunning views

Four-piece ensuite and dressing room

Ample off-road parking

Walking distance to Rest Bay Beach

Within close proximity to Porthcawl Town Centre, local school and junction 37 of the M4

No chain

Viewings are highly recommended





Situated on a generous plot with views to Rest Bay, Swansea Bay, Gower Peninsula and across open countryside to the Margam Hills is this impressive four double bedroom detached property in a private setting within the village of Nottage and close proximity to local shops, amenities and junction 37 of the M4.

The property is entered via a glazed UPVC door into a porch with double glazed windows to both front and side and leading through into the hallway. Within the hallway there is the staircase leading to the first floor landing.

The family room is a well-proportioned sized room laid to carpet with a large double glazed UPVC bay window to the front allowing natural light to pour into the space.

The downstairs cloakroom has been fitted with a two-piece suite; a separate WC and wash hand basin. There is an additional storage area laid to tiled flooring.

The lounge is a fantastic sized room that stretches across the majority of the property with a featured fireplace, double glazed sliding doors giving access to the garden and double glazed UPVC doors with access to the side decking area.

The dining room is another impressive reception room with feature beams, feature circular window and double glazed UPVC windows to the side and rear allowing for twin aspect views.

The kitchen has been fitted with a matching range of base and eyelevel units with granite worktops over and consists of a stainless steel 1 1/2 sink with a mixer tap, built-in oven with five ring gas hob and complementary extractor fan over, integrated under counter fridge, second integrated oven, integrated microwave and ample storage including larder units. Laid to tiled flooring, spotlights, space for fridge/freezer, double glazed window to the rear and an opening through to a dining/breakfast area which creates a versatile room with double glazed window and French doors giving access to the side garden and doorways that lead through to the study and garage. There is also a doorway to a utility cupboard with plumbing and space for two appliances. The study is a generous sized room which can be used for multiple purposes and has a double glazed window to the front.

To the first floor landing there are doorways to all four bedrooms, family bathroom and additional storage cupboard.

The master bedroom is an impressive sized double bedroom laid to carpet, double glazed window with far reaching sea views, double glazed sliding doors giving access to the south facing balcony with exceptional views across Rest Bay, the room also benefits from an ensuite.

Fitted with a four-piece suite comprising; a low-level WC, pedestal wash hand basin, standalone bath and modern corner shower suite. There is a double glazed window to the rear and an opening through to a dressing room with wall to wall fitted wardrobes and an impressive large double glazed window to the rear with uninterrupted views.

Bedroom two is another good sized double room with a double glazed UPVC window and door giving access to a side balcony sharing the same views as the master bedroom.

Bedroom three is another impressive sized double room laid to carpet with double glazed UPVC windows to the front.

Bedroom four is a good sized double room laid to carpet with double glazed window to front and door to the side balcony. The family bathroom has been fitted with a three-piece suite comprising; low level WC, pedestal wash hand basin and corner bath suite. Laid to laminate flooring and a double glazed window to the side.

To the front of the property is a driveway providing ample off-road parking ahead of the property entrance and garage. The garage has a sink and plumbing for a washing machine. There is also a side gated access to the garden.

To the side of the property is a fully enclosed south facing garden laid mostly to lawn with separate decking areas and a raised patio area providing an opportunity to take in the sea air and enjoy the breathtaking sea views. The property benefits from being on a large plot with a wraparound garden allowing multiple aspect views of Rest Bay, Swansea Bay and the Gower Peninsula.

Viewings are highly recommended and a virtual tour is available to self-guide through the property to appreciate the offer in hand.





Directions

From the M4, Junction 37 follow the signs to Porthcawl along the A4229. At the third roundabout take the last exit towards Nottage. At the top of the hill turn right into Nottage. Proceed through the village onto West Road, taking the last turning to the left before open countryside into Long Acre Drive which leads to Long Acre Court.

Tenure

Freehold

Services

All mains
Council Tax Band G
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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5/24/ 11:05 AM Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)

1 Long Acre Court Nottage Porthcawl, CF36 3TJ	Energy rating D	Valid until: 9 January 2036
	Certificate number: 0244-2033-5209-4186-4204	

Property type: Detached house
Total floor area: 214 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/05m65fc-climate-related-criteria-for-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/05m65fc-climate-related-criteria-for-minimum-energy-efficiency-standards-landlord-guidance>)

Energy rating and score

The graph shows this property's current and potential energy rating.

This property's energy rating is D. It has the potential to be C.

[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.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	44.5	56.5
39-54	E		
21-38	F		
1-20	G		

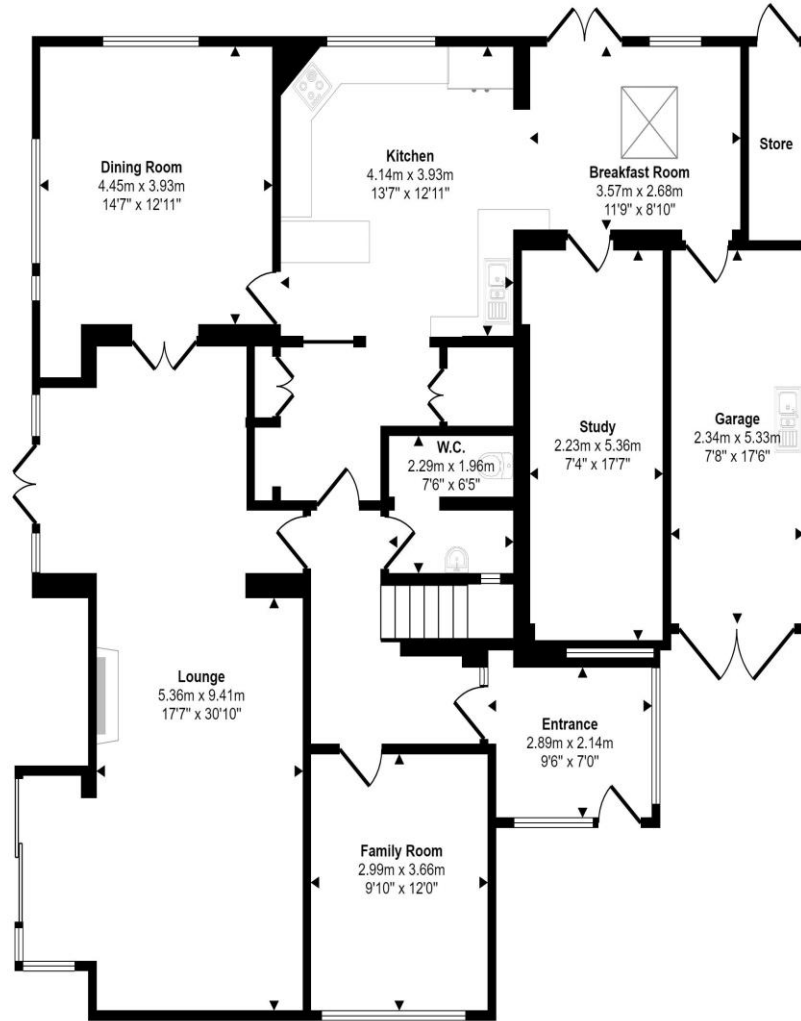
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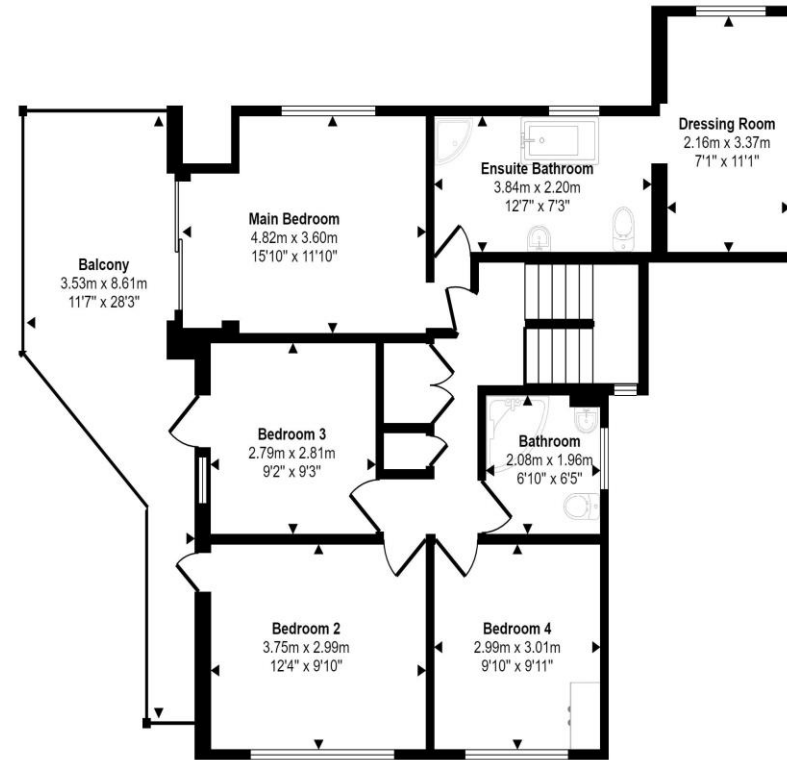
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



Approx Gross Internal Area
234 sq m / 2515 sq ft



Ground Floor
Approx 159 sq m / 1709 sq ft



First Floor
Approx 75 sq m / 806 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

