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47a West Road
Nottage,
Porthcawl,
Bridgend,
CF36 3SN

47a West Road

Asking price **£399,950**

Situated in the heart of the of the popular Porthcawal Nottage Village hidden off West Road with private access is this well presented three bedroom semi-detached property on a generous plot with off-road parking and garage.

Impressive semi-detached three bedroom property

Sought after Nottage location

Close to local school, shops and amenities and local beaches

Good sized reception rooms

Great commuter links to M4 and bus routes

Garage and off road parking

Private garden

Viewings highly recommended





Located within close proximity to Porthcawl beaches, seafront, schools, shops and amenities as well as great commuter access via junction 37 of the M4 and bus links is this charming semi-detached property located off West Road on a private road in Nottage village.

The property is entered via a spacious entrance porch with frosted windows and dwarf wall surrounds and doors to the inner hallway and WC. The WC is fitted with a stylish WC and wash hand basin vanity unit with a large frosted double-glazed window to the front and fully tiled flooring. The hallway is laid to carpet and has a staircase with glass balustrades rising to the first floor landing allowing natural light to pour into the space and doors to the lounge and dining room. The lounge is an impressive sized reception room with two double glazed windows to the front, a feature fireplace and plenty of space for furniture. The dining room is an ample sized reception room laid to wooden flooring with wooden glazed double doors to the conservatory and an opening that flows effortlessly through into the kitchen. The kitchen is fitted with a matching range of base and eye level units with wooden worktops over and comprises of a stainless-steel sink with mixer tap, built-in oven with gas hob and complementary extractor fan overhead. There are sleek splashback tiles, double glazed window to the rear overlooking the garden, fully tiled flooring and a door to the conservatory. The conservatory is

another sizeable room of UPVC construction with polycarbonate roof, the same matching wooden floor as the dining room and double-glazed French doors out to the decking.

To the first-floor landing there are doors to three bedrooms and the family bathroom. The main bedroom is an impressive sized double room laid to carpet with a large, double-glazed window to the front and benefits from L shaped fitted wardrobes. Bedroom two is another good-sized double room laid to carpet with a double a glazed window to the front. Bedroom three is a decent sized double room laid to carpet with a window to the rear

overlooking the garden. The family bathroom is fitted with a four-piece suite and comprises of a low-level WC, vanity wash hand basin unit, panel bath with shower over and a double walk-in shower. There is a fully tiled floor, half tiled walls, chrome ladder radiator, touch sensor mirror with light and a frosted double-glazed window to the rear.

Outside the property has off road parking ahead of the garage. The garden is private and features a lawn with decking where the sun can be enjoyed throughout the day. Off the garage is a useful storage room which benefits from windows to the side.





Tenure

Freehold

Services

All mains services

Council Tax Band D

EPC Rating

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

Directions

Viewing strictly by appointment
through Herbert R Thomas

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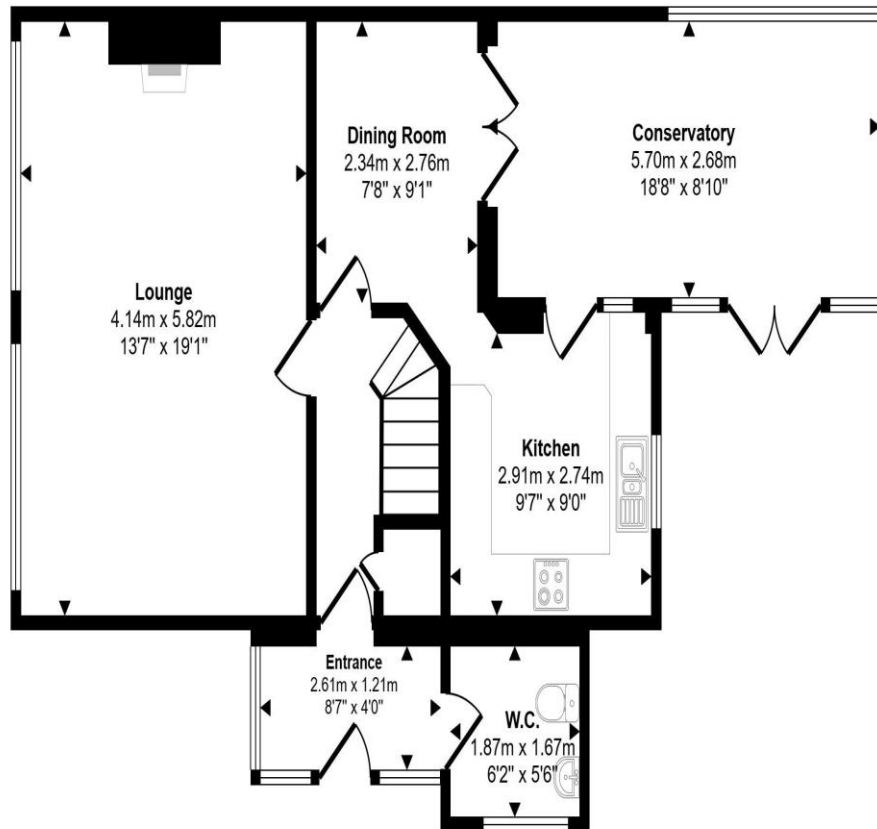


AWAITING EPC

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
117 sq m / 1258 sq ft



Ground Floor
Approx 70 sq m / 753 sq ft



First Floor
Approx 47 sq m / 505 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.

