West Park Drive
, Porthcawl, CF36 3RN

£450,000

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West Park Drive

, Porthcawl, CF36 3RN

This four-bedroom detached property located on West Park Drive in the sought-after village of Nottage offers a perfect blend of comfort and convenience. The spacious lounge and inviting open-plan family kitchen dining room provide ample space for both relaxation and entertainment, while a ground floor cloakroom adds to the practicality of the home.

On the first floor, you will find four well-proportioned bedrooms and a family bathroom, ideal for accommodating a growing family. Situated near well-regarded primary and secondary schools, this home is perfect for families seeking quality education in a charming coastal setting.
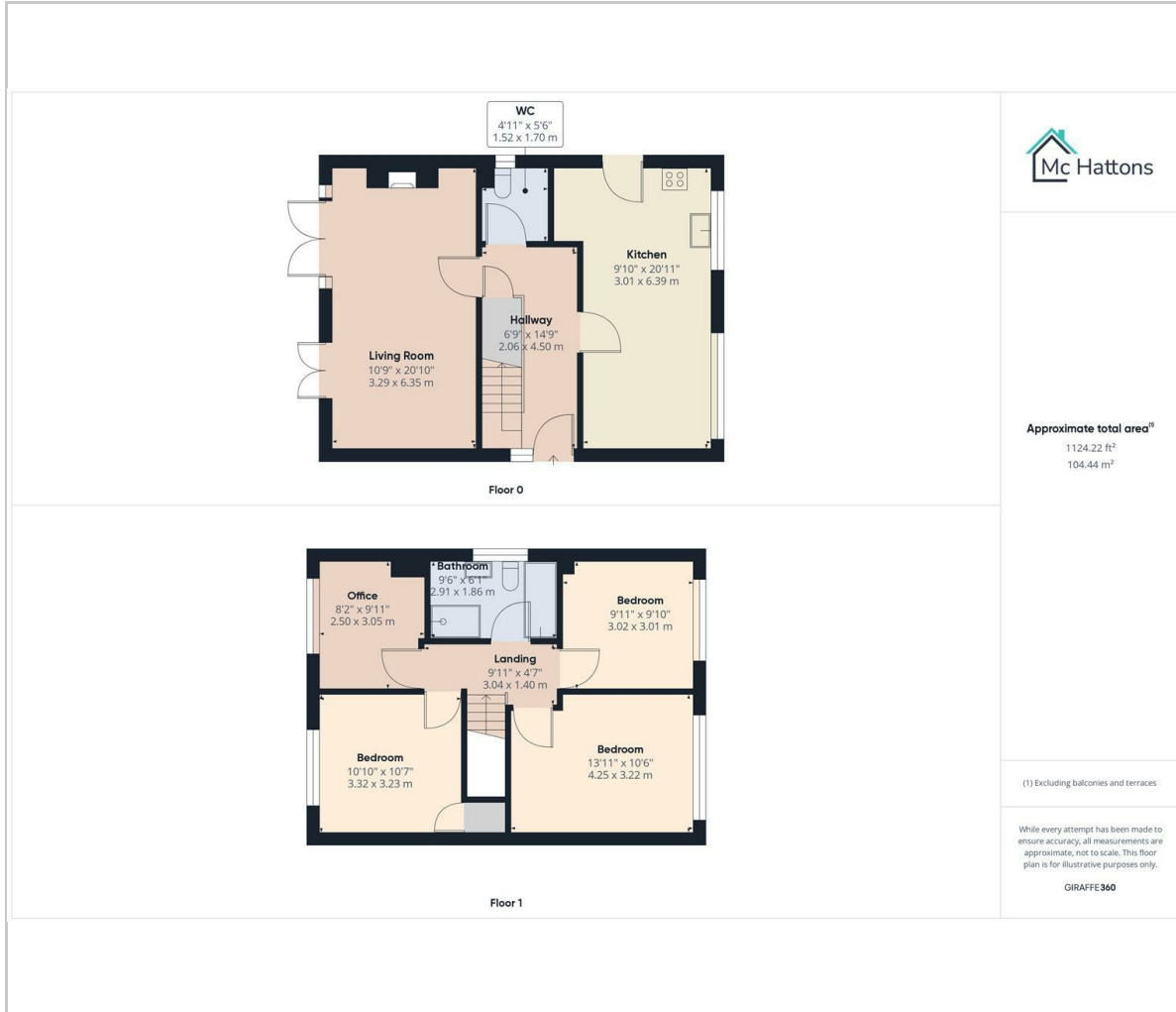
One of the standout features of this property is its spacious, low-maintenance enclosed rear garden, which backs onto a tranquil woodland area, offering a peaceful retreat. The driveway features an EV charging point, and the garage provides additional storage space or parking.

Conveniently located with easy access to major commuting links such as the A48 and M4, this property ensures hassle-free travel to work or leisure activities. Don't miss the opportunity to own this delightful home in a desirable location.
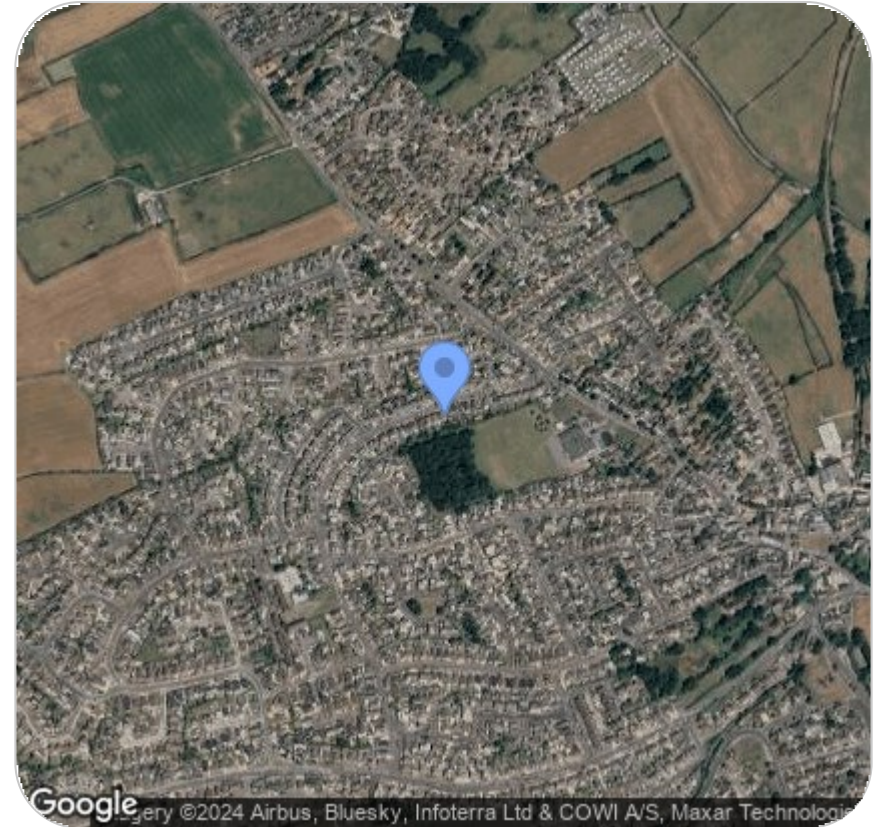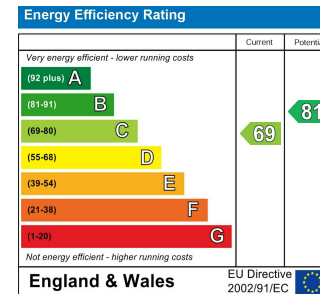
Floor Plan

WC
4'11" x 5'6"
1.52 x 1.70 m

Kitchen
9'10" x 20'11"
3.01 x 6.39 m

Hallway
6'9" x 14'9"
2.06 x 4.50 m

Living Room
10'9" x 20'10"
3.29 x 6.35 m

Floor 0

Bathroom
9'6" x 6'1"
2.91 x 1.86 m

Office
8'2" x 9'11"
2.50 x 3.05 m

Bedroom
9'11" x 9'10"
3.02 x 3.01 m

Landing
9'11" x 4'7"
3.04 x 1.40 m

Bedroom
10'10" x 10'7"
3.32 x 3.23 m

Bedroom
13'11" x 10'6"
4.25 x 3.22 m

Floor 1

Mc Hattons

Approximate total area[1]
1124.22 ft²
104.44 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Area Map

Google
Imagery ©2024 Airbus, Bluesky, Infoterra Ltd & COWI A/S, Maxar Technologies

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales
EU Directive
2002/91/EC

Viewing

Please contact our McHattons - Porthcawl Office on 01656 331577 if you wish to arrange a viewing appointment for this property or require further information.

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