



West End Avenue
Nottage, Porthcawl, CF36 3NE

£450,000



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Nestled adjacent to the picturesque historical village of Nottage, this individually built detached home Accessed via a gated driveway, adorned with a garage and an EV charging point. Step inside to discover an inviting entrance hallway, adorned with panelled walls and a striking staircase, complemented by a convenient cloakroom. The front of the residence boasts a spacious living room, graced by a large feature window, plus an additional room, ideal as a second sitting room, formal dining area, or home office. Overlooking the rear garden, the kitchen and dining area offers a high-quality kitchen with Corian worktops and ample space for family dining.

Upstairs, four comfortable bedrooms await, each adorned with built-in wardrobes, accompanied by a family bathroom boasting both shower and bath facilities.

Outside, the rear garden beckons with its artificial lawn, paved area, and a secluded section housing a vegetable plot, greenhouse, and shed. Completing the ensemble is a generously sized garage, featuring an electric door. This prime location provides easy access to a plethora of amenities, including village shops, public houses, the village green, bus routes, and esteemed schools. The property further benefits from a replacement roof

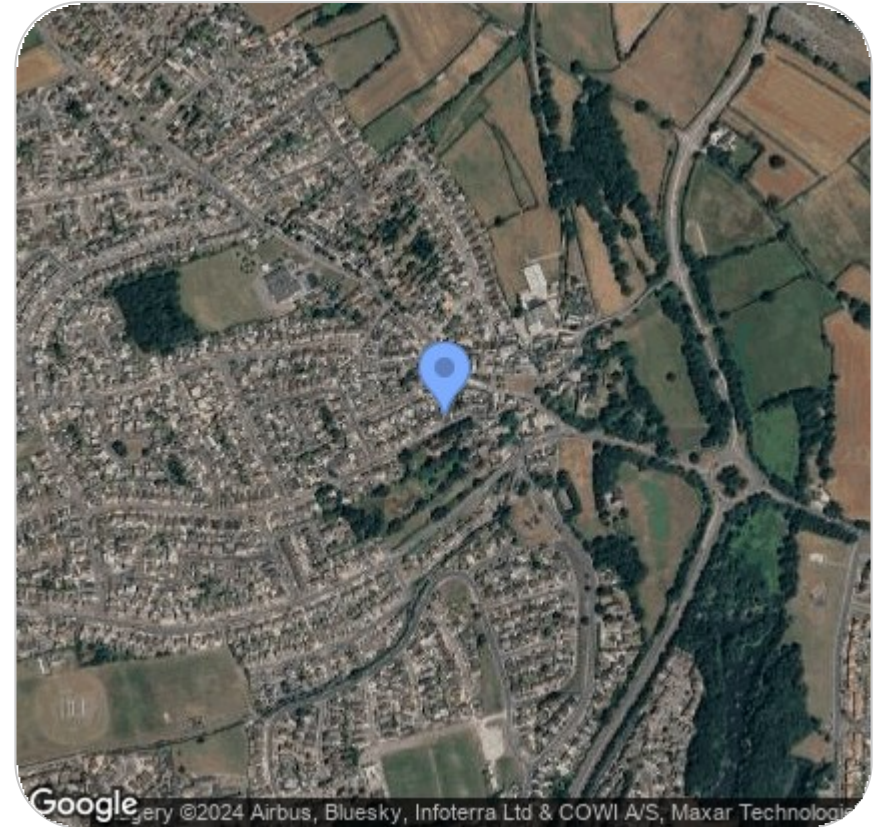




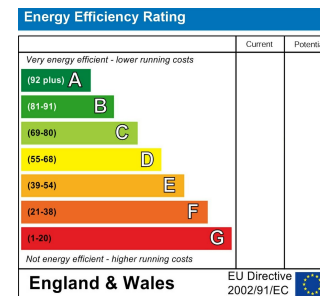
Floor Plan



Area Map



Energy Efficiency Graph



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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