



Heol Croes Faen

Nottage, Porthcawl, CF36 3SW

Offers in the region of £500,000



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Situated within the sought after village of Nottage and offering a generous plot is this 4 bedroom detached Bungalow with Detached garage.

The detached bungalow offers versatile accommodation on one level with potential to extend to the rear (subject to planning consent). Other similar properties within the location have also extended / converted the loft space to create a two story property (subject to planning consent).

Nottage itself is a quaint, picturesque village characterised by a variety of stone cottages and old inns, steeped with history. There is easy access to Locks Common, the Royal Porthcawl Golf Club, The Grove Golf Club, Pyle & Kenfig Golf Club and the Blue Flag Award Winning Beach of Rest Bay. Convenient commuting links with the M4 accessed at Junction 37 for easy commuting East to Cardiff and West to Swansea. Train stations at both Pyle and Bridgend provide city line commute to London. Porthcawl Comprehensive School. Nottage Primary and West Park Primary are all located with easy access.

Entrance Hall

20'5 x 2'9 (6.22m x 0.84m)

Lounge

18'5 x 14'3 (5.61m x 4.34m)

Dining Room

14'8 x 11'3 (4.47m x 3.43m)

Kitchen

12'8 x 11'2 (3.86m x 3.40m)

Cloakroom

Bedroom One

14'8 x 9'4 (4.47m x 2.84m)

En Suite Shower room

Bedroom Two

11'5 x 10'10 (3.48m x 3.30m)

Bedroom Three

7'9 x 7'7 (2.36m x 2.31m)

Bedroom Four

7'8 x 7'8 (2.34m x 2.34m)

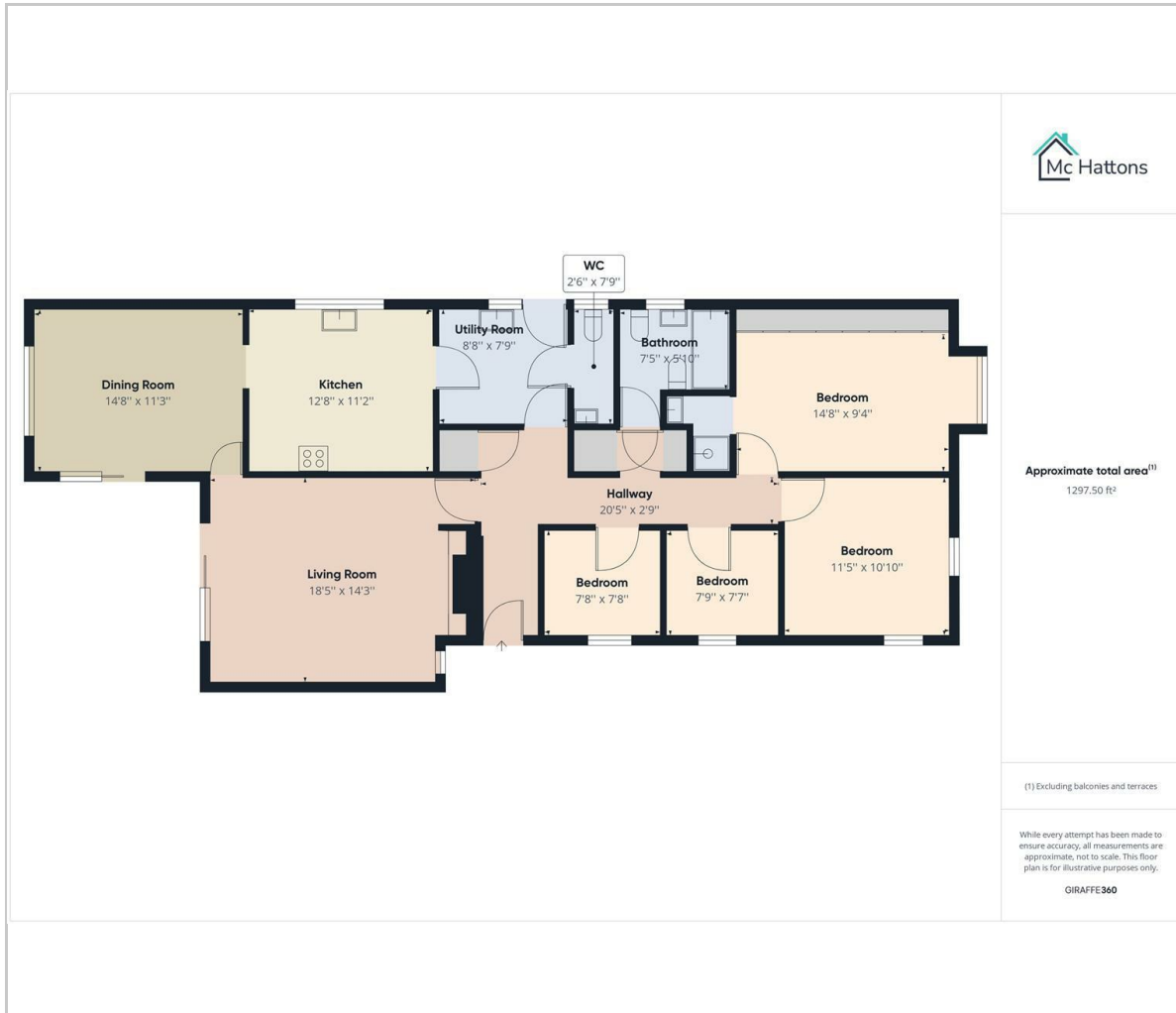
Family Bathroom

Outside





## Floor Plan



## 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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## Area Map



## Energy Efficiency Graph

