



Newton Nottage Road  
Porthcawl, CF36 5EA

£325,000





**Newton Nottage Road**

**, Porthcawl, CF36 5EA**

This property is ideally positioned between the picturesque areas of Newton and Nottage, making it a perfect choice for those seeking a blend of comfort and convenience, along with easy access to amenities including schools and beaches

The hallway features a beautiful parquet floor along with two spacious reception rooms, The sitting room has a feature bay window while the second reception room features sliding doors that lead to the rear of the property, creating an inviting space for entertaining guests or enjoying quiet family moments.

The kitchen is well-equipped with ample storage, catering to all your culinary needs. The master bedroom, complete with a bay window and built-in storage cupboards, offers a calm retreat. The second bedroom is a generous double, also featuring built-in storage, while the third bedroom is a comfortably sized single, perfect for children or as a home work space. The family bathroom is conveniently located on this floor, featuring a corner shower, basin, and a separate WC.

Outside, the property includes a driveway and a garage, ensuring secure and convenient parking. The enclosed rear garden provides a private oasis for outdoor activities and relaxation.

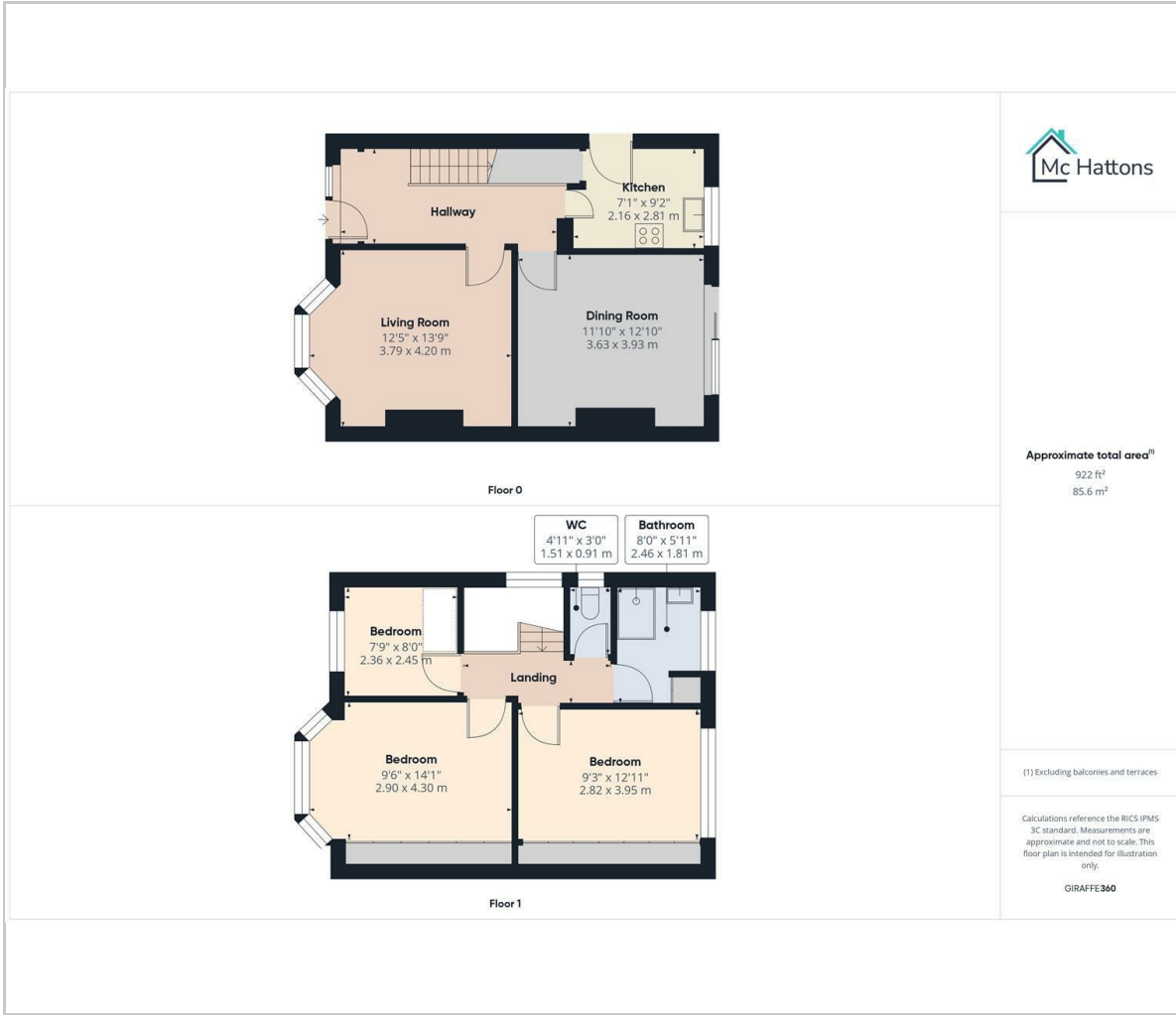








## Floor Plan



## Viewing

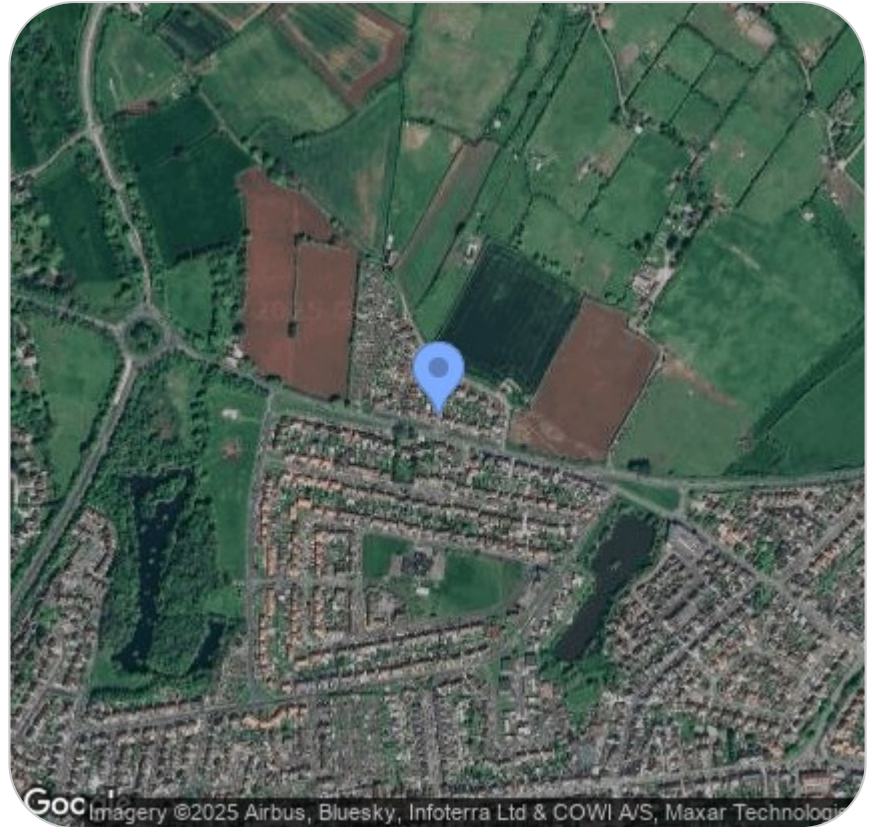
Please contact our McHattons - Porthcawl Office on 01656 331577 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

