



12 Greenfield Way, Porthcawl, CF36 3SH

Offers Over £425,000

This DETACHED TWO BEDROOM BUNGALOW in sought-after NOTTAGE, PORTHCRAWL is immaculate in presentation and features a layout that suits everyday living. The kitchen is finished with quartz worktops, a breakfast bar and fully integrated appliances. Two interlinked reception rooms flow through to a fully double-glazed conservatory, creating a flexible setup that opens easily for gatherings or relaxed evenings at home. Both bedrooms are doubles with fitted wardrobes; the main has a sleek grey en-suite, while the family bathroom brings a touch of luxury with its gold accents and contemporary finish. There's further scope for expansion within the main house & also the detached garage.

The wraparound garden is beautifully maintained, full of colour & birdlife, with neat borders and attractive planting. The rear patio offers space for outdoor dining or a hot tub, designed for those who like to make the most of sunny days. A detached garage with an electric door, PVCu glazing and overhead storage adds convenience, while the private driveway provides off-road parking. Every detail of the outdoor space feels cared for, blending practicality with a sense of calm. Located in Nottage, one of Porthcawl's most desirable spots, peaceful yet perfectly placed. The village has a friendly, community feel with local pubs, cafes and shops, while Rest Bay's surf and coastal paths are just minutes away. It's a great base for family life, with excellent schools and easy access to commuter routes. The area offers that rare mix of seaside energy and village calm, making it a standout choice for modern coastal living. Call to view now!

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Entrance

4'9" x 3'6" (1.47 x 1.09)

Entrance with laminate flooring, radiator, part glazed front door and storage alcove for coats & shoes.

Hallway

10'3".216'6" (3.141.66)

Inner hallway featuring laminate flooring, radiator and spacious storage cupboard.

Living Room

15'5" x 10'8" (4.70 x 3.27)

With dual aspect pvcu windows (& blinds) with views over the garden, laminate flooring, tv point, radiator and open arch to the dining room.

Dining Room

10'8" x 8'9" (3.26 x 2.68)

Sociable dining room with space for a full size table. Open to the living room and also with a hatch to the kitchen and double pvcu doors to the conservatory. A fantastic layout that can be opened up for larger gatherings and is equally suitable for family dining.

Conservatory

16'9" x 10'5" (5.13 x 3.18)

Full pvcu double glazed conservatory comprising tiled flooring, radiator and double doors to the garden.

Kitchen

11'10" x 10'9" (3.63 x 3.29)

Modern kitchen in a soft cream palette featuring a range of wall & base units, composite sink & fully integrated appliances; double oven, fridge freezer, dishwasher, washing machine. Complimented by a quartz worktop, casual dining bar and with pvcu windows & door to the garden.

Bedroom One

12'8" x 8'9" (3.87 x 2.691)

Comprising laminate flooring, pvcu windows & blinds, radiator, built-in wardrobes with sliding mirrored doors and further door to the en-suite bathroom.

En-Suite

8'3" x 4'9" (2.54 x 1.45)

Contemporary fully tiled en-suite featuring pvcu windows, heated towel rail, double shower, sink/storage unit & WC.

Bedroom Two

11'0" x 8'10" (3.36 x 2.71)

Second double bedroom with the benefit of built-in wardrobes, radiator, laminate flooring and pvcu windows & blinds.

Bathroom

6'8" x 5'8" (2.04 x 1.74)

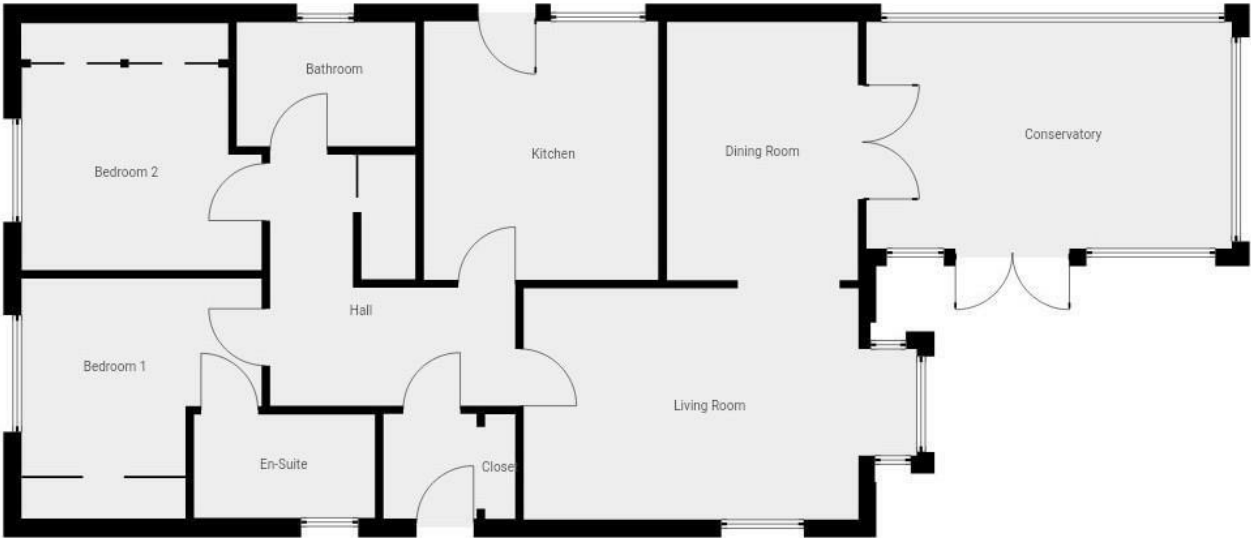
Stunning bathroom installation comprising immaculate metro tiling, pvcu windows, shaving socket, shower over bath, sink unit and WC, with on-trend gold accents.

External & Location

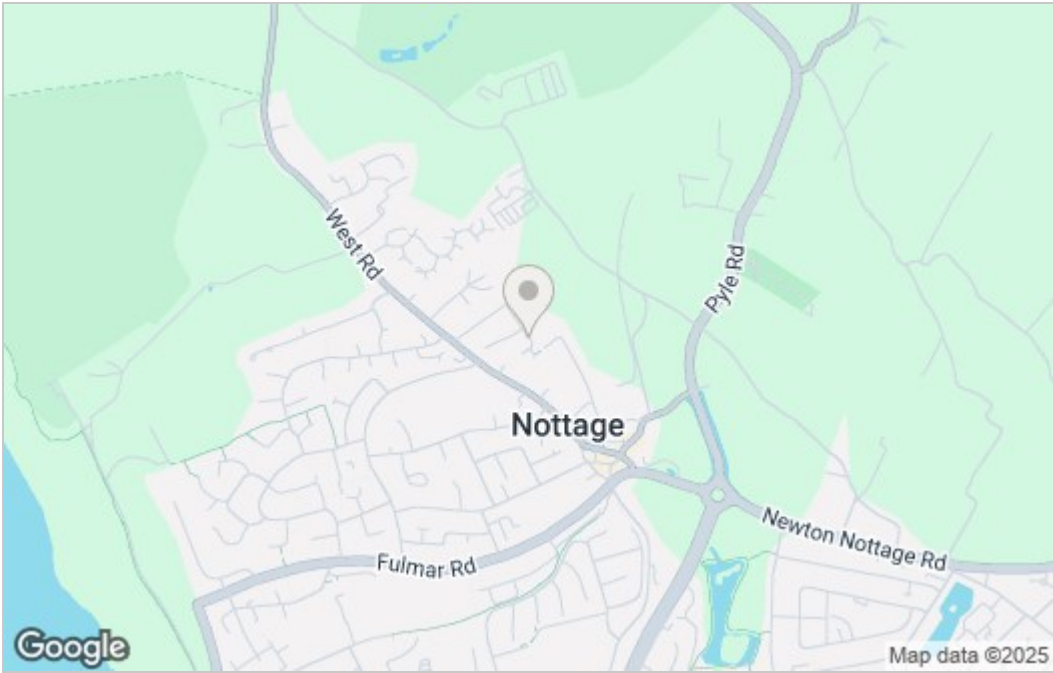
The wraparound garden is beautifully maintained, full of colour and birdlife, with neat borders and thoughtful planting that provide interest through the seasons. A sheltered rear patio offers the ideal spot for outdoor dining or a hot tub, designed for those who enjoy making the most of sunny days. A detached garage (5.60x2.98) with an electric door, PVCu glazing and overhead storage adds practicality, while the private driveway provides off-road parking. Every part of the garden feels cared for provides a sense of calm and privacy. With the amount of space on offer, there's potential for expansion.

Located in Nottage, one of Porthcawl's most desirable areas, the property sits just moments from the coast and Rest Bay's surf and sandy beach. The village itself has a welcoming, community feel with local pubs, cafés and shops all within easy reach, while coastal paths and open green spaces make it ideal for outdoor lifestyles. Excellent schools and convenient commuter links add to its appeal, offering that rare balance of seaside energy, village calm and modern convenience.

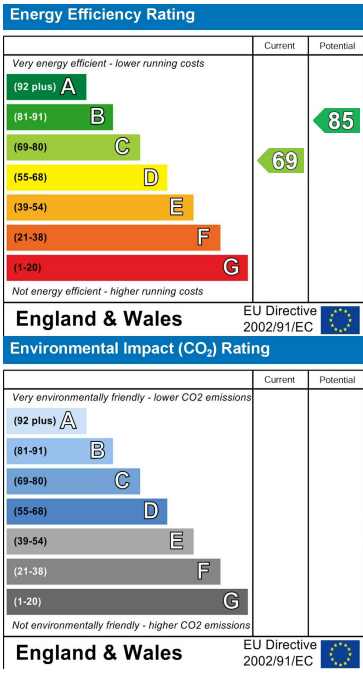
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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