



50, Cae Ganol  
Porthcawl, CF36 3RS

Watts  
& Morgan



# 50, Cae Ganol

Porthcawl CF36 3RS

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**£399,950 Freehold**

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A great opportunity to acquire this immaculately presented 3 bedroom detached bungalow situated in a sought after location in the village of Nottage, Porthcawl. Located within walking distance of local village amenities including shops, public houses and close proximity to Porthcawl seafront and Rest Bay Beach. Nottage is situated just a short drive from Junction 37 of the M4. The property has recently been updated by the current owners on a generous plot with potential for further development. Accommodation comprises; entrance hall, spacious lounge/dining room, kitchen, cloakroom/WC, 3 good sized bedrooms and a contemporary bathroom. Externally the property sits on a generous plot with a large detached garage, spacious private driveway with off-road parking for numerous vehicles and an enclosed low maintenance rear garden. Being sold with no onward chain.

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## Directions

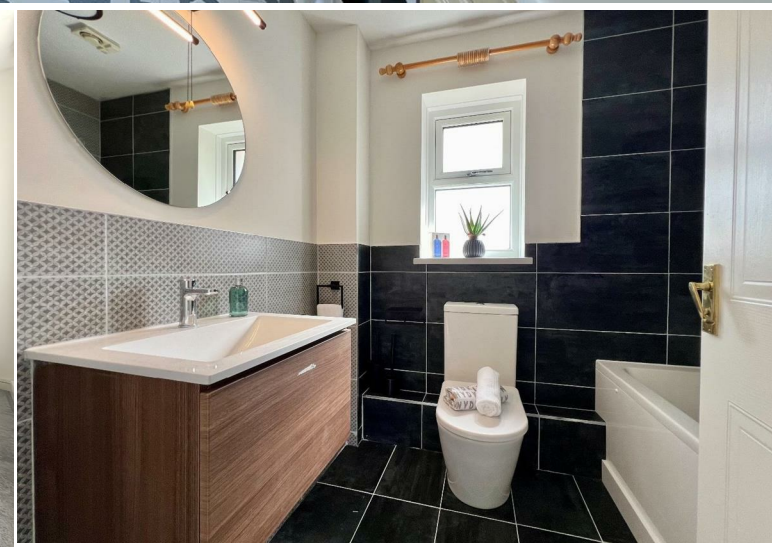
Bridgend - 7.8 Miles Cardiff - 26.5 Miles J37 of the M4 - 4.5 Miles

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## Summary of Accommodation

### SITUATION

Porthcawl offers numerous beaches including the Blue Flag Awarded 'Rest Bay'. Porthcawl Promenade with its many cafes, bars, & restaurants, harbour, and golf courses are all within easy reach. The town also has a number of well regarded public & private schools. Bridgend Town is located 7.0 miles away with a local railway station with regular trains to Cardiff and London. The M4 (junction 37) is approximately 3 miles away and provides convenient travel to Cardiff and to other important commercial centres in the region. Cardiff (Wales) Airport with local, International and European flights is approximately 22 miles away. Cardiff lies some 30 miles to the east and includes the wide range of retail, commercial, leisure and recreational facilities that one would expect from a capital city and has a main line rail connection to London in approximately 2 hours.

### ABOUT THE PROPERTY

Entered via a composite front door into the entrance hallway with carpeted flooring, access to the ground floor cloakroom and a door leading into the main living room. The ground floor cloakroom benefits from an opaque PVC window to the front, a low level WC and a wash hand basin set within vanity unit with tiled effect vinyl flooring. The spacious lounge/dining room is a superb sized reception room with PVC windows to the front with views over the fields and beyond. Benefitting from new fitted carpets, a window to the side elevation and a central fireplace with a marble hearth and a gas fire. There is ample space for both freestanding lounge and dining furniture.

The kitchen has been fitted with a range of coordinating wall and base units with complementary laminate work surfaces over with newly fitted vinyl flooring, a PVC window to the side and a PVC door leading out to the side providing access around to the rear garden. The kitchen houses the wall-mounted gas combi boiler fitted in 2023. Appliances to remain include; sink unit with mixer tap, built-in 4-ring gas hob with electric oven, extractor hood and the freestanding washing machine and fridge/freezer are to remain. There are partly tiled walls and vinyl flooring. Off the lounge/dining room is the inner hallway with a large built-in storage cupboard, access to the loft hatch and carpeted flooring.

Bedroom one is a great sized double bedroom with a PVC window overlooking the rear garden. Bedroom two is a second double bedroom with carpeted flooring and PVC windows to the rear. Bedroom three is a great sized third bedroom with carpeted flooring and a PVC window to the side.

The bathroom has been recently fitted with a contemporary 3-piece suite comprising of a panelled bath with independent overhead shower and glass screen, a low level WC and a wall-mounted wash hand basin set within vanity unit. With tiling to the floor, partly tiled walls, a chrome towel rail, extractor fan and a PVC window to the side.

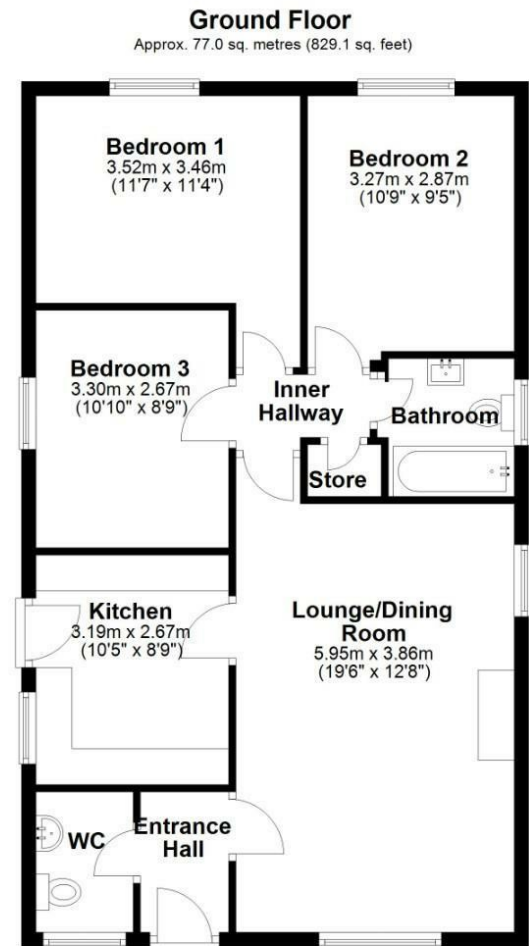
### GARDENS AND GROUNDS

Approached off Cae Ganol, no. 50 benefits from a generous corner plot consisting of a spacious tarmac driveway to the front providing off-road parking for numerous vehicles. There is a large detached garage with manual up and over door and power supply connected. External light, water tap and a side gate provides access around to the rear garden. To the rear is a spacious low maintenance garden laid with patio slabs; perfect for outdoor furniture, enclosed via brick walls and a large outdoor store.

### ADDITIONAL INFORMATION

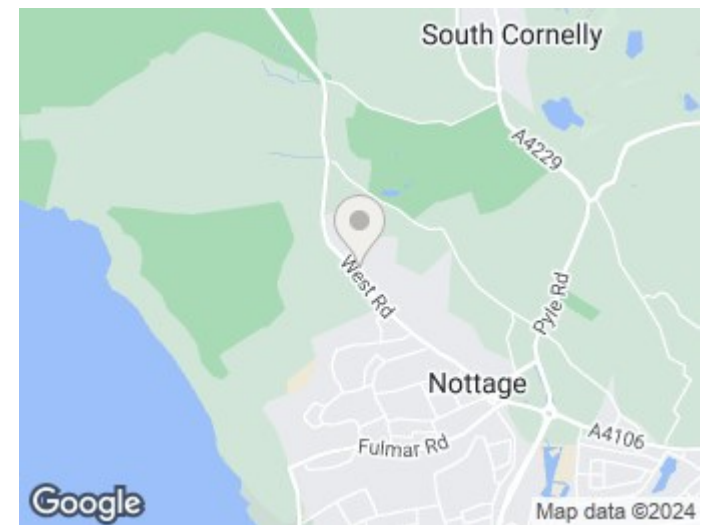
Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'E'.



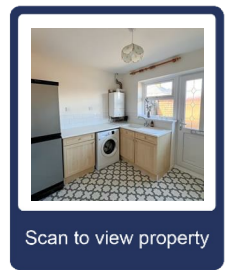


Total area: approx. 77.0 sq. metres (829.1 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
	<b>66</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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