



16, Candleston Close
Porthcawl, CF36 3HL

Watts
& Morgan



16, Candleston Close

Nottage, Porthcawl CF36 3HL

£349,950 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A well presented 3 double bedroom detached property with 2 reception rooms situated in a quiet sought after development in the village of Nottage, Porthcawl. Located just a short walk from local village amenities, public houses, shops and reputable schools. Close proximity to Rest Bay Beach, Porthcawl Seafront and Junction 37 of the M4 Motorway. Accommodation comprises; entrance hall, lounge, dining room, kitchen and utility. First floor; 2 double bedrooms with built-in wardrobes, further double bedroom and a contemporary 4-piece family bathroom. Externally offering a private driveway to the front with off-road parking for multiple vehicles and a well maintained mature rear garden. EPC Rating; 'D'.

Directions

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

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door into the entrance hallway with laminate flooring, a generous understairs storage cupboard and all doors lead off. The utility, to the front of the property, benefits from tiled flooring, work surfaces and windows overlook the front. Space and plumbing is provided for two appliances. There is an opening looking into the kitchen. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled flooring and a window to the side. Integrated appliances to remain include; 4-ring induction hob with oven, grill and stainless steel extractor fan over with splashback. Space is provided for an under-counter fridge. The kitchen further benefits from spotlighting.

The dining room is a versatile second reception room, to the front of the property, with laminate flooring, spotlighting and windows to the front.

To the rear is the main living room. It is a great sized reception room with laminate flooring, windows overlooking the rear garden and a PVC door opening out to the rear garden. There is a carpeted staircase leading up to the first floor.

The first floor landing offers carpeted flooring, built-in airing cupboard housing the gas boiler and access to the loft hatch with pull down ladder attached. Bedroom one is a double bedroom with built-in wardrobes, carpeted flooring and windows to the rear.

Bedroom two is a second double bedroom with carpeted flooring, two built-in wardrobes and a further built-in storage cupboard with a window to the rear. Bedroom three is a third double bedroom with carpeted flooring and windows to the front.

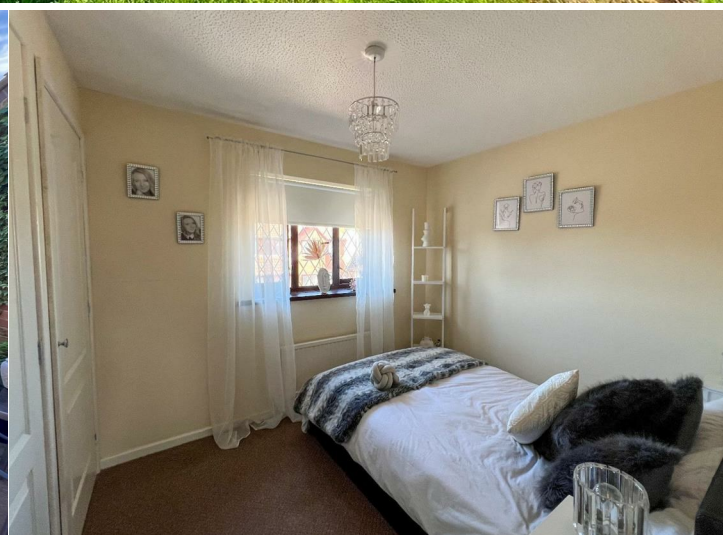
The bathroom has been recently fitted with a luxurious 4-piece suite comprising of a freestanding bathtub with mixer tap, a double walk-in shower enclosure with glass screen and a rainfall showerhead, WC and a wash hand basin within unit. With tiling to the walls, tiled flooring, chrome towel rail, spotlighting and a sensor mirror light. The bathroom also offers a window to the front.

GARDENS AND GROUNDS

Approached off Candleston Close, no. 16 benefits from a private block paver driveway to the front with off-road parking for 2 vehicles and a timber gate provides access around to the side and rear of the property. To the rear is a well presented enclosed mature garden with 2 patio areas perfect for outdoor furniture. The remainder is laid to lawn with an abundance of mature shrubs, colourful flowers and tall trees creating a private aspect. There is an outdoor storage shed and side access to the front.

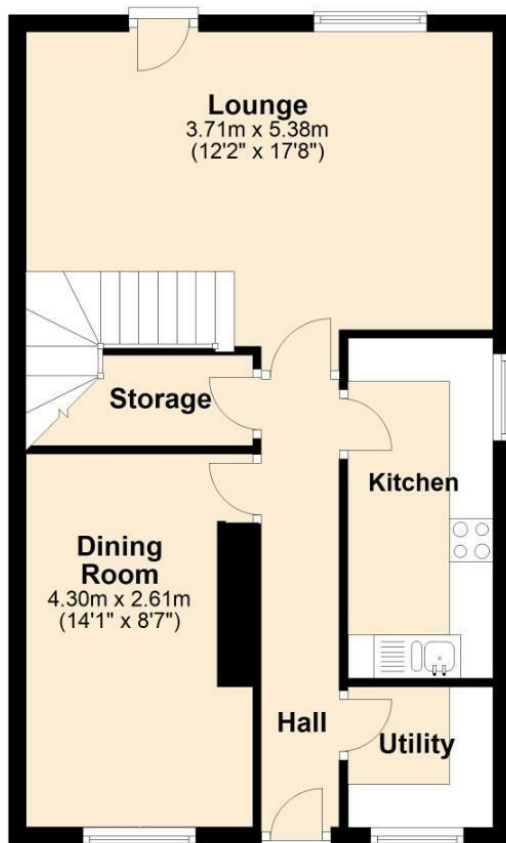
ADDITIONAL INFORMATION

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



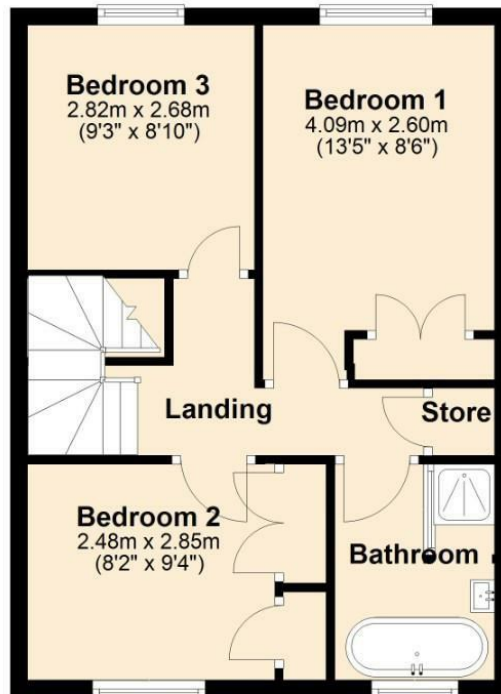
Ground Floor

Approx. 49.6 sq. metres (533.5 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.1 sq. feet)



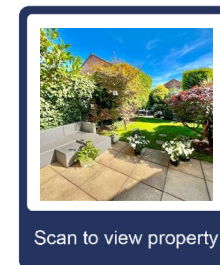
Total area: approx. 90.1 sq. metres (969.6 sq. feet)

All measurements are approximate, and for display purposes only.
Plan produced using PlanUp.

16 Candleston Close, Porthcawl



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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