



56, West Road
Porthcawl, CF36 3SN

Watts
& Morgan



56, West Road

Nottage, Porthcawl CF36 3SN

£375,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A well proportioned 4 bedroom semi-detached property situated in the popular village of Nottage. Situated in a sought after area of Porthcawl conveniently located within walking distance of local shops, Porthcawl town centre, multiple beaches and reputable schools. Accommodation comprises; porch, lounge, kitchen, dining room, utility and shower room. First floor; 3 double bedrooms, 1 single room and a family bathroom. Externally offering a private driveway, tandem garage and front and rear gardens overlooking playfields. EPC Rating; 'D'.

Directions

* Porthcawl Sea front - 1.6 Miles * Bridgend Town Centre - 6.6 Miles * J37 of the M4 Motorway - 4.1 Miles * Cardiff City Centre - 25.6 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC door into the entrance porch with a window to the front and a solid wood door leading into the living room. The main living room is a spacious reception room with a carpeted staircase up to the first floor, bay window to the front and a gas fireplace with hearth and surround. There is part wood block flooring and part concrete flooring leading into the inner hallway with a built-in storage cupboard. The kitchen, to the front of the property, is fitted with a range of coordinating wall and base units with complementary laminate work surfaces over. With tiling to the walls, vinyl flooring and a window to the front. Integrated appliances include; 5-ring gas hob with extractor hood over and built-in oven and grill. Space is provided for a freestanding American style fridge/freezer and dishwasher. The dining room is a second spacious reception room with laminate flooring and a window to the rear leading into the utility. The utility has tiled flooring and work surfaces. Space and plumbing is provided for 2 appliances and a fully glazed PVC door leads out to the rear garden. The ground floor shower room is fitted with a 3-piece suite comprising of a corner shower cubicle, WC and a wash hand basin. With panelled walls and tiled flooring.

The first floor landing offers carpeted flooring and access to the loft hatch. Bedroom One is a spacious double bedroom with laminate flooring, built-in storage and windows to the rear. Bedroom Two is a second double bedroom with carpeted flooring, alcove for storage and a window to the front. Bedroom Three is a third double bedroom with carpeted flooring, built-in storage and a window to the front. The fourth bedroom is a single room with carpeted flooring, a window to the side and also houses the gas combi boiler. The bathroom is fitted with a 3-piece suite comprising of a panelled bath with a freehand shower head, WC and a wash hand basin. With tiling to the walls, vinyl flooring and a window to the rear.

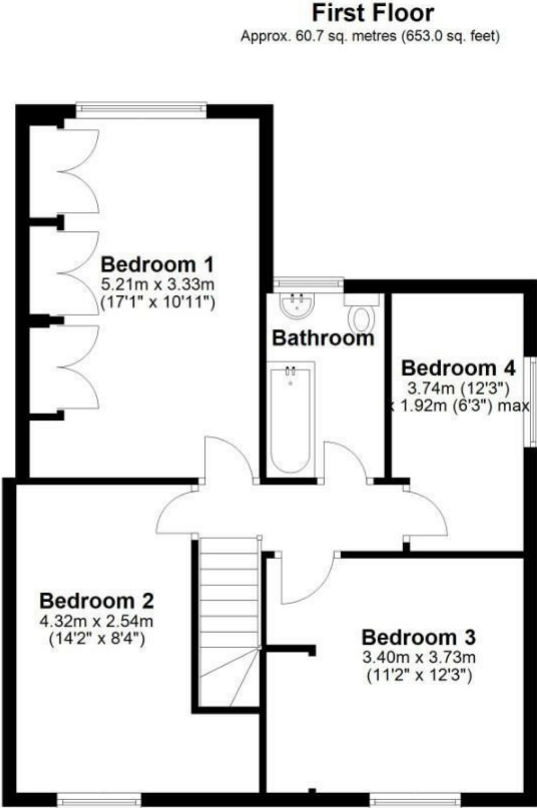
GARDENS AND GROUNDS

Approached off West Road, no. 56 benefits from a driveway to the front with off-road parking for numerous vehicles. The front garden is laid to lawn with shrub borders leading down to the tandem garage with a manual up and over door. To the rear is an enclosed garden laid with concrete; ideal for outdoor furniture and enclosed via stone boundaries. A door provides access into the garage and the garden overlooks the school playing fields.

ADDITIONAL INFORMATION

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





Total area: approx. 132.5 sq. metres (1426.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	77
England & Wales		
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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on
[!\[\]\(d66ff64371a51729ac8c1cdaa685ba6f_img.jpg\)](#) [!\[\]\(0f31ebba7abcd47777e178db26f29705_img.jpg\)](#) [!\[\]\(63ea948177b1bcc486b2b76d20d5fb69_img.jpg\)](#)

**Watts
& Morgan**