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West Road, Nottage Porthcawl

£575,000



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## About the property

Discover a unique opportunity to purchase this impressive six-bedroom dormer bungalow in the highly sought-after village of Nottage. The ground floor features an inviting entrance hall, a spacious lounge, three well-appointed bedrooms, a modern kitchen/diner, and a stylish bathroom. Upstairs, you'll find three additional bedrooms, including a master suite with an ensuite bathroom, and a separate shower room.

The property boasts a generous driveway with ample off-road parking and access to a detached garage. At the rear, enjoy a beautifully landscaped garden, perfect for relaxation and entertaining. Conveniently located near local schools, shops, and the Blue Flag beach at Rest Bay, this home offers the best of village living.

Viewing is highly recommended to exercise everything this property has to offer.

## Accommodation

### Entrance Hall

Entered via uPVC double glazed door with side panel. Laminate flooring. Two storage cupboard. Access to lounge, three bedrooms, bathroom and dining room. Stairs leading to first floor.

### Lounge

21' 3" max x 12' 3" max ( 6.48m max x 3.73m max )

Laminate flooring. Two uPVC triple glazed windows plus skylight. Spotlights to ceiling. Storage cupboard.

### Dining Area

11' 6" max x 10' 10" max ( 3.51m max x 3.30m max )

Laminate flooring. Open plan to kitchen/breakfast. Spotlights to ceiling.

### Kitchen/Breakfast Area

21' 1" max x 9' 11" max ( 6.43m max x 3.02m max )

### Bedroom

11' 6" max x 9' 10" max ( 3.51m max x 3.00m max )

Fitted carpet. uPVC triple glazed window. Spotlights to ceiling.

### Bedroom

6' 4" max x 10' 7" max ( 1.93m max x 3.23m max )

Fitted carpet. uPVC triple glazed window. Spotlights to ceiling.





### Bedroom

10' 10" max x 8' 9" max ( 3.30m max x 2.67m max )  
Fitted carpet. uPVC triple glazed window. Spotlights to ceiling. Storage cupboards.

### Bathroom

Fitted with a three piece suite comprising of wash hand basin, wc and bath with shower over. Waterfall taps. Tiled flooring and splashbacks. uPVC triple glazed window.

### Landing

Fitted carpet. Glass balustrade. Skylight. Access to three bedrooms and shower room.

### Bedroom

13' 1" max x 12' 5" max ( 3.99m max x 3.78m max )  
Fitted carpet. uPVC triple glazed window. Access to ensuite.

### Ensuite

Fitted with a three piece suite comprising of wash hand basin, wc and shower cubicle.



### Bedroom

9' 3" max x 6' 3" max ( 2.82m max x 1.91m max )  
Fitted carpet. uPVC triple glazed window. Spotlights to ceiling.

### Bedroom

7' 11" max x 11' 8" max ( 2.41m max x 3.56m max )  
Fitted carpet. uPVC triple glazed window. Spotlights to ceiling.

### Shower Room

Fitted with a three piece suite comprising of wash hand basin, wc and shower cubicle. tiled flooring. Tiled splashback. Skylight.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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