



Old Village Lane, Nottage, CF36 3SP Offers In Excess Of £600,000

Nestled in a prime location and offered with no ongoing chain, this meticulously crafted new build bungalow promises a lifestyle of convenience and sophistication, with the added advantages that come with modern construction. Boasting flexible living spaces, this state-of-the-art residence is situated within a leisurely stroll of local amenities, schools, Porthcawl town center, multiple pristine beaches, and prestigious golf courses. Effortless commuting is ensured via quick access to Junction 36 of the M4.

Step inside through the welcoming entrance hall of this thoughtfully designed new build, where the spacious layout unfolds. The ground floor comprises three generously sized double bedrooms, a capacious reception room, a stylishly appointed family bathroom, and a contemporary kitchen located at the rear of the property.

The Howden's Kitchen, showcases modernity and functionality with a range of brand new Lamona White goods, quartz worktops and island, and Natura Oak engineered oak flooring.

Ascend to the first floor to discover another expansive double bedroom and separate bathroom complemented by a generously proportioned light landing area.

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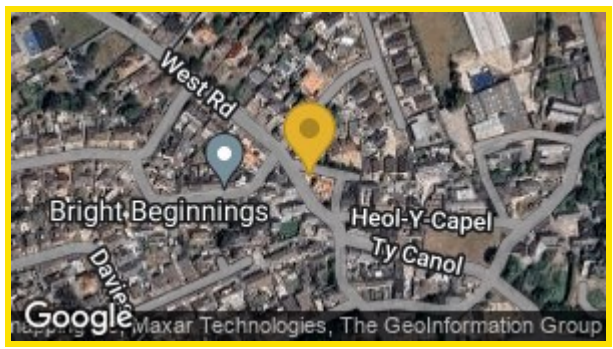
Area

Nestled in the heart of tranquility, Nottage is a charming village that seamlessly blends a picturesque setting with modern conveniences. Surrounded by lush greenery, this idyllic locale offers a serene escape while maintaining close proximity to essential amenities. Nottage enjoys a welcoming community atmosphere, with quaint local shops, inviting pubs, and a warm sense of community spirit. The village's proximity to Porthcawl town center ensures easy access to vibrant entertainment, multiple beaches, and renowned golf courses. With its peaceful ambiance and convenient location, Nottage stands as a testament to the perfect harmony between rural charm and contemporary living.



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Energy Efficiency Rating	Current	Target
101-120 A		
81-100 B		
61-80 C		
41-60 D		
21-40 E		
1-20 F		
1-10 G		
Not energy efficient - higher running costs EU Directive 2002/91/EC England & Wales		
Environmental Impact (CO ₂) Rating	Current	Target
101-120 A		
81-100 B		
61-80 C		
41-60 D		
21-40 E		
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Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC England & Wales		



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