



Newton Nottage Road

£450,000

- Sought-after Newton village location
- Three-bedroom character cottage
- Charming period features and character
- Close to local amenities, schools, and coastal walks
- Ideal family home or coastal retreat
- EPC Rating: E



 3
  1
  1



About the property

Nestled within the highly sought-after village of Newton, this beautifully presented three-bedroom cottage effortlessly combines period charm with modern convenience. Lovingly maintained by the current owners, the property offers a warm and inviting atmosphere throughout, making it an ideal home for a range of buyers.

The spacious and versatile accommodation comprises a delightful lounge featuring a characterful fireplace, alongside a welcoming dining room complete with oak flooring and a cosy log burner. Off the dining room is a useful understairs cupboard providing space for a freezer. The well-equipped kitchen offers an excellent range of integrated appliances, including two multifunction ovens, an integrated fridge and dishwasher, as well as a practical larder area with space for a washing machine and tumble dryer.

To the first floor are three well-proportioned bedrooms, with attractive feature fireplaces enhancing the character of both the principal bedroom and bedroom two. Completing the accommodation is a beautifully appointed family bathroom, featuring a freestanding bath and separate walk-in shower.

Externally, the property benefits from a charming courtyard garden, creating the perfect setting for al fresco



Accommodation

Lounge

12' 10" x 11' 10" (3.91m x 3.61m)

Diner

12' 10" x 11' 6" (3.91m x 3.51m)

Kitchen

11' 10" x 7' 10" (3.61m x 2.39m)

Wc

Bedroom 1

12' 10" x 9' 9" (3.91m x 2.97m)

Bedroom 2

9' 6" x 9' 2" (2.90m x 2.79m)

Bedroom 3

10' 6" x 9' 10" (3.20m x 3.00m)

Bathroom

12' 6" x 7' 3" (3.81m x 2.21m)

Entrance Hall/Study

15' 9" x 7' 3" (4.80m x 2.21m)

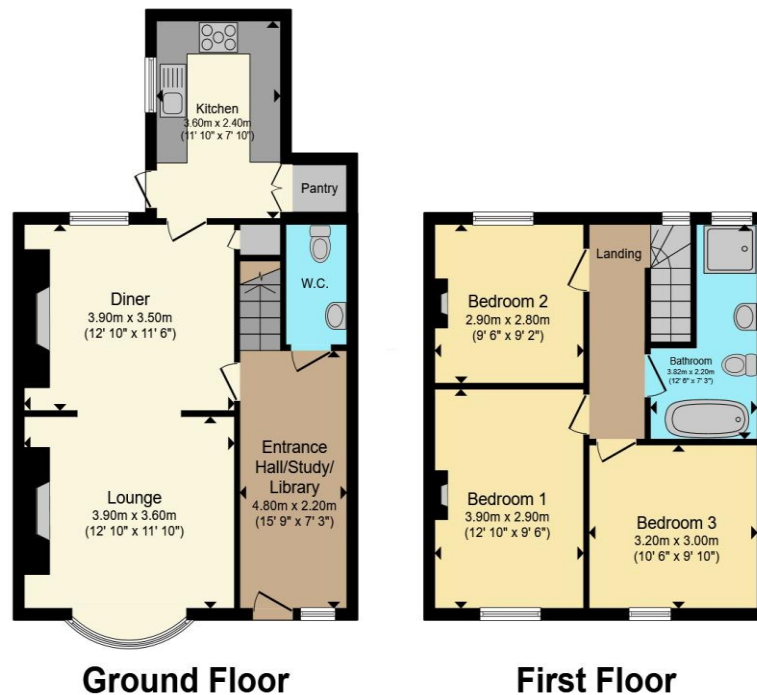
Aml

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks, once these have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

01656 771600

porthcawl@peteralan.co.uk

Floorplan



Total floor area 99.8 m² (1,075 sq.ft.) approx

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.propertybox.io

pa peter
alan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

pa peter
alan