



Newton Nottage Road  
, Porthcawl, CF36 5RP

Offers over £325,000



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## Newton Nottage Road

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This end of terrace home offers a perfect blend of character and modern living. With no ongoing chain, this property is ready for you to make it your own.

As you enter, you are greeted by a welcoming hallway adorned with a feature tiled floor and a stunning staircase featuring a stained glass window, setting the tone for the rest of the home. The two spacious reception rooms at the front boast high ceilings, creating a bright and airy atmosphere ideal for both relaxation and entertaining.

At the rear, the open plan living kitchen is a true highlight, featuring a comfortable sitting area and French doors that lead directly to the garden. This space is perfect for family gatherings, with ample room for a generous dining table and chairs, complemented by a range style cooker that will delight any culinary enthusiast. Adjacent to the kitchen, a practical utility room and a convenient ground floor shower room add to the functionality of the home.

On the first floor, you will find three well-proportioned double bedrooms, providing plenty of space for family or guests, along with a family bathroom that serves the upper level.

Externally, the property benefits from off-road parking, ensuring convenience for you and your visitors. The enclosed rear garden is a lovely retreat, featuring a patio area, a lush lawn, and planting borders, perfect for enjoying the outdoors.

With its close proximity to local amenities, including shops, the beach, bus stops, and a medical centre, this character home is an excellent opportunity for those seeking a vibrant community lifestyle. Don't miss your chance to view this charming property in Porthcawl.





## Floor Plan



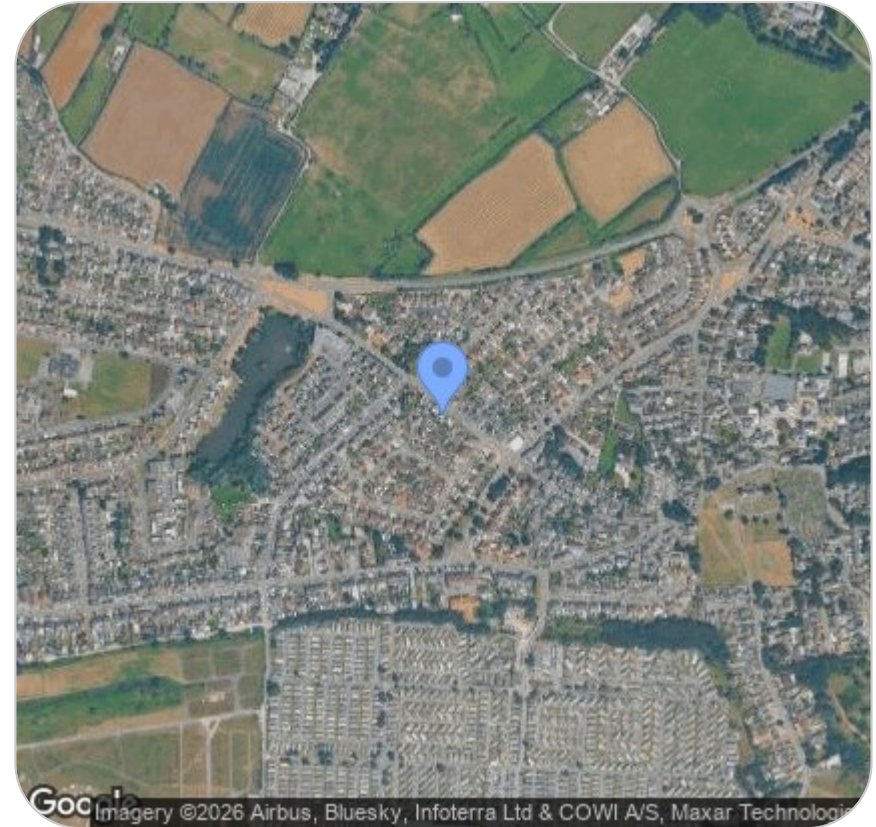
## Viewing

Please contact our McHattons - Porthcawl Office on 01656 331577 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

