



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

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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.

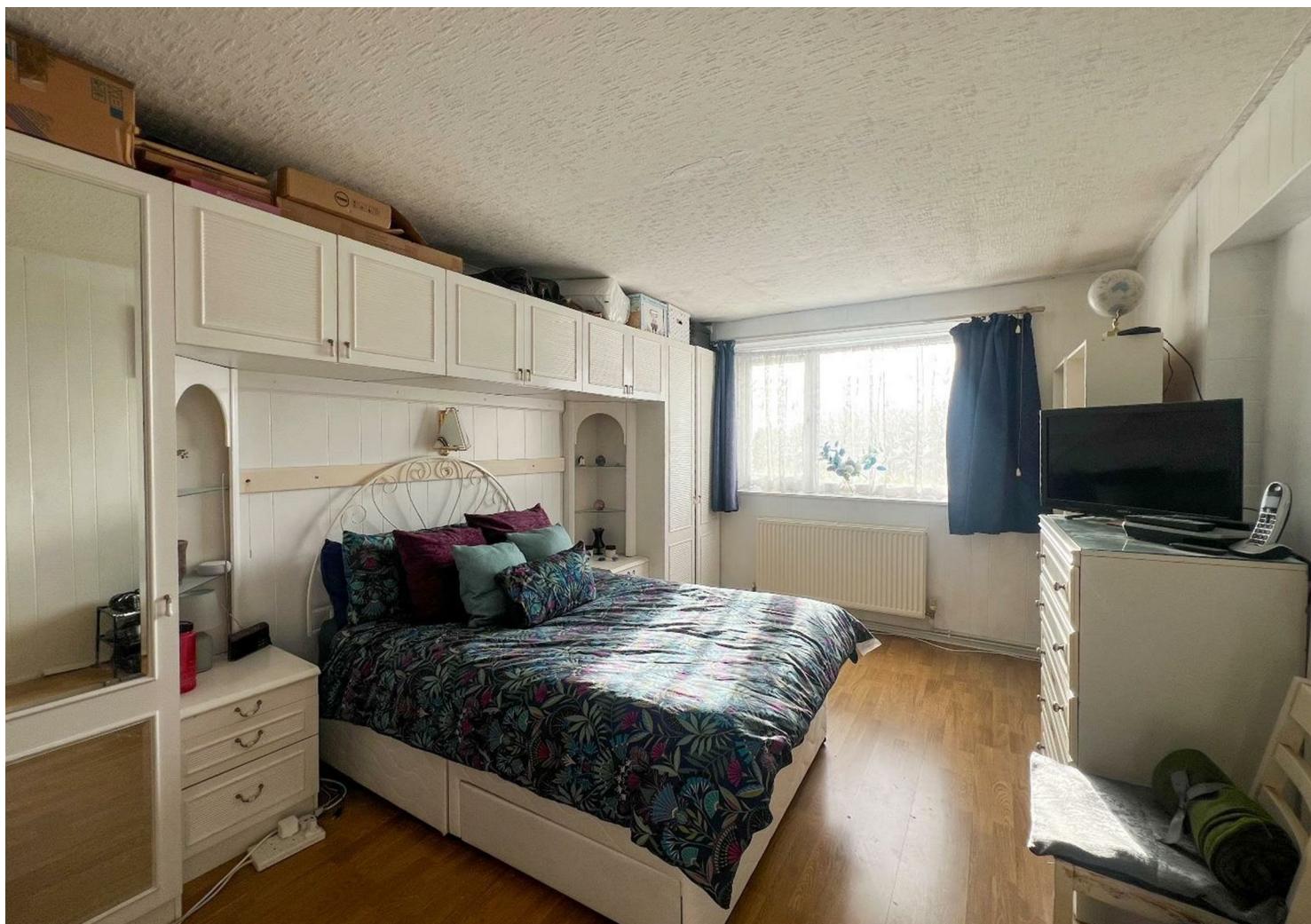
The first floor landing offers carpeted flooring and access to the loft hatch. Bedroom One is a spacious double bedroom with laminate flooring, built-in storage and windows to the rear. Bedroom Two is a second double bedroom with carpeted flooring, alcove for storage and a window to the front. Bedroom 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.

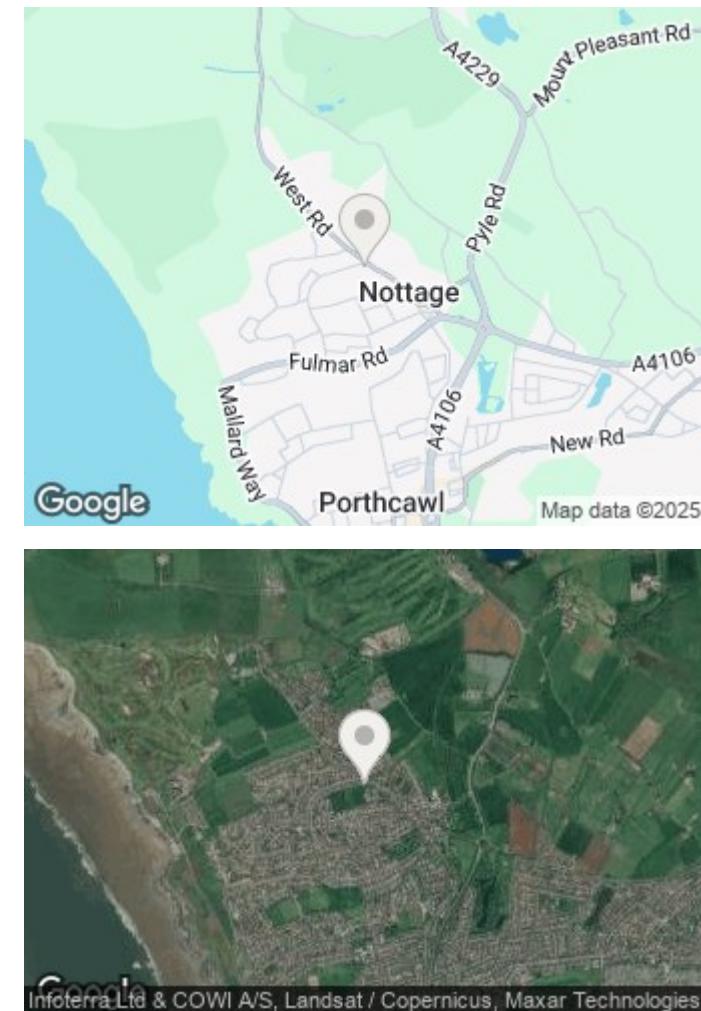
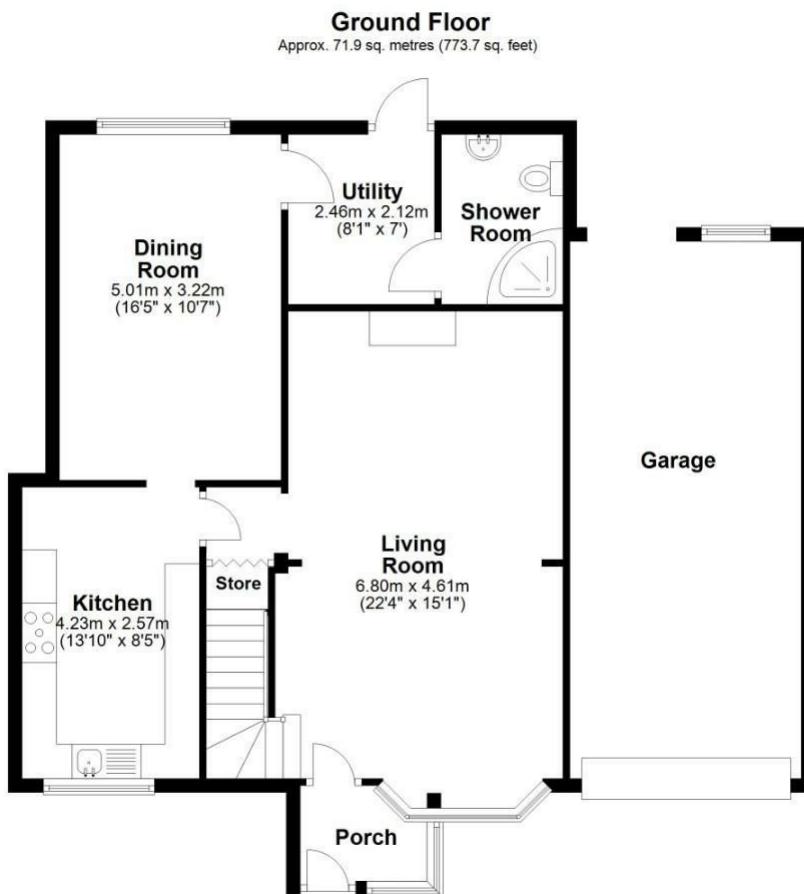
GARDENS AND GROUNDS

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'.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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