42, West End Avenue

Porthcawl, CF36 3NF

Watts & Morgan

42, West End Avenue

Porthcawl CF36 3NF

£350,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A beautifully presented and thoughtfully extended two-double-bedroom bungalow, ideally positioned within the highly sought-after area of Nottage, Porthcawl. Having been comprehensively modernised by the current owner, this impressive home combines contemporary style with well-proportioned and versatile living accommodation. The property enjoys an enviable location, conveniently situated close to the village's range of local shops, pubs and amenities, while also being within easy reach of Porthcawl seafront and the popular Rest Bay beach. Internally, the accommodation comprises a welcoming entrance hallway, spacious living room, impressive open-plan kitchen/dining room, modern shower room and two generous double bedrooms. Externally, the property continues to impress, benefiting from a private driveway providing ample off-road parking for several vehicles, a single garage with electric door and a beautifully landscaped rear garden.

Directions

* Bridgend Town Centre - 7.9 Miles * Porthcawl Town Centre- 1.8 Miles * Cardiff City Centre - 30 Miles * J37 of the M4 - 4.3 Miles

Your local office: Bridgend
T 01656 644288 (1)
E bridgend@wattsandmorgan.co.uk

Summary of Accommodation

ABOUT THE PROPERTY

The property is entered via a composite front door into a welcoming hallway, featuring Karndean herringbone flooring, a useful built-in storage cupboard and loft access with a pull-down ladder. The bright and spacious living room benefits from continued Karndean flooring, sliding doors opening onto the rear garden and an attractive central wood-burning stove set on a slate hearth. The open-plan kitchen/dining room has been fitted with a contemporary range of two-tone handle less wall and base units, complemented by quality work surfaces. The kitchen features tiled flooring, recessed spotlighting and a side-aspect window, while the dining area benefits from two further windows, patio doors to the rear garden and ample space for freestanding furniture. Integrated appliances include a fridge/freezer, eye-level oven/grill, microwave, induction hob, dishwasher and washer/dryer. A built-in pantry cupboard provides additional storage and houses the gas combination boiler. The modern shower room comprises a corner shower enclosure with tiled walls, WC and wash hand basin set within a useful storage unit. Further features include Karndean flooring, recessed spotlighting and a side-aspect window. Bedroom one is a well-proportioned double bedroom with carpeted flooring, fitted wardrobes and a front-facing window. Bedroom two is also a spacious double, benefiting from carpeted flooring and a front-facing window.

GARDENS AND GROUNDS

Approached via West End Avenue, No. 42 is complemented by an attractive landscaped frontage, featuring a neatly maintained lawn, colourful shrubs and established planting. A private driveway provides ample off-road parking for several vehicles. The property further benefits from a single garage, equipped with an electric door, power and lighting, along with a convenient side door providing direct access to the rear garden. To the rear is a fully enclosed, south-facing garden, thoughtfully landscaped to create an attractive and private outdoor space. The garden features two separate patio areas, ideal for outdoor dining and entertaining, with the remainder laid to low-maintenance artificial lawn and complemented by colourful raised shrub borders. A further useful storage area provides additional practicality.

ADDITIONAL INFORMATION

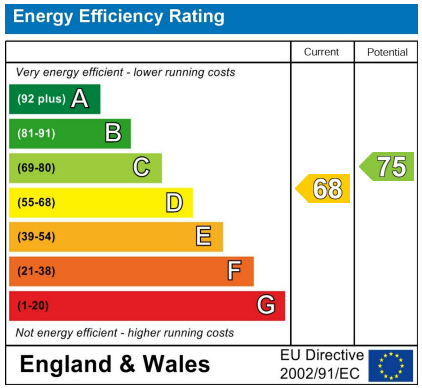
Freehold property. All mains services connected. EPC Rating "D". Council Tax band "D"

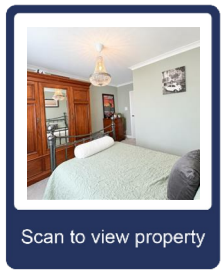
This property is Owned by a family member of an employee of Watts & Morgan LLP

Ground Floor

Approx. 88.0 sq. metres (947.1 sq. feet)

Total area: approx. 88.0 sq. metres (947.1 sq. feet)





Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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