



West Road

Nottage, Porthcawl, CF36 3SN

Price £400,000



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Found on West Road in the village of Nottage, Porthcawl, this extended semi-detached home offers a delightful blend of comfort and convenience. With its prime location adjacent to the historical village and just a stone's throw from the highly regarded West Park Primary School, this property is perfect for families seeking a welcoming community.

Upon entering, you are greeted by a hallway that leads to two inviting rooms. The sitting room provides a cosy retreat with a bay window, while the open-plan living area seamlessly connects the dining space and kitchen, making it ideal for entertaining or family gatherings. The kitchen is well-equipped with built-in appliances. This space features a wood burner and elegant wooden flooring, adding a touch of warmth to the home.

The first floor boasts three proportioned bedrooms, providing ample space for rest and relaxation. A family bathroom, complete with a separate WC, ensures convenience for all.

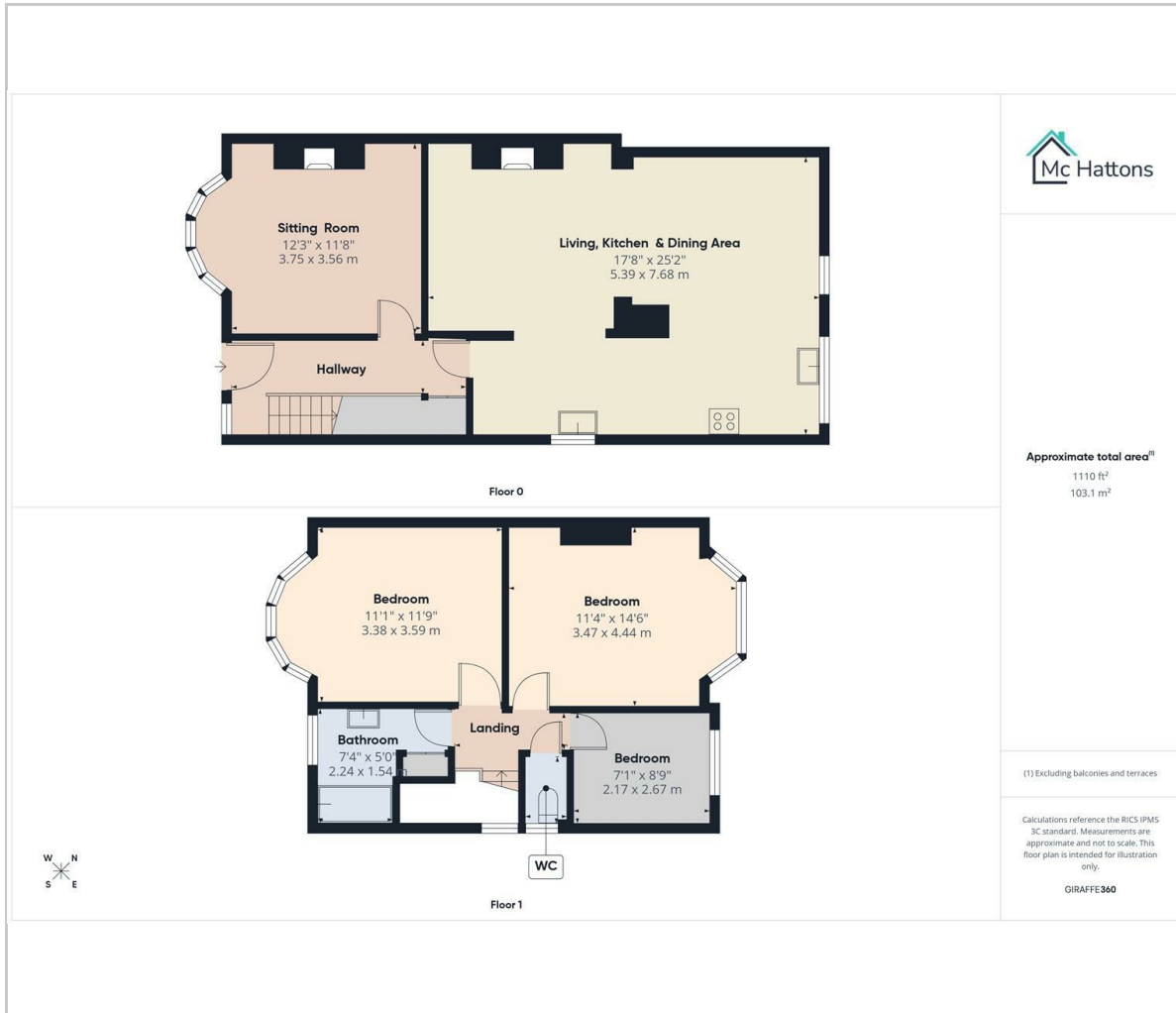
Outside, the property features a front garden with the potential for additional off-road parking, subject to planning permission. The rear garden is a lovely outdoor space, complete with a lawn and a shed for storage. Additionally, there is a hardstand area at the far end of the garden, accessible via a side street, offering further versatility for vehicle access.

This semi-detached home is a wonderful opportunity for those looking to settle in a friendly neighbourhood with excellent local amenities. With its spacious layout and potential for personalisation, it is sure to appeal to a variety of buyers. Don't miss the chance to make this delightful property your new home.





## Floor Plan



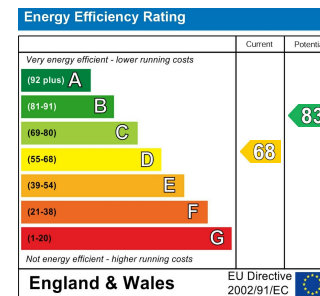
## Area Map



## 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.

## Energy Efficiency Graph



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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