



3, West Road  
Porthcawl, CF36 3SN

Watts  
& Morgan



# 3, West Road

Nottage, Porthcawl CF36 3SN

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**£360,000 Freehold**

**3 Bedrooms | 1 Bathrooms | 2 Reception Rooms**

A traditional three-bedroom semi-detached home situated in a highly sought-after location on West Road, Nottage. Just a short walk from the village amenities and within close proximity to Porthcawl seafront, the property also offers excellent access to Junction 37 of the M4. The home is offered for sale with no onward chain. The accommodation comprises: entrance hall, lounge, dining room, WC and kitchen. To the first floor: a landing, two double bedrooms, one single bedroom, a bathroom and a separate WC. Externally, the property benefits from a private driveway to the front providing off-road parking, along with an enclosed rear garden.

Chain free.

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## Directions

• Bridgend Town Centre 7.8 miles • Cardiff City Centre 24.4 miles • M4 (J37) 3.8 miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a partly glazed PVC door, the property opens into a welcoming entrance hallway featuring vinyl flooring, a carpeted staircase rising to the first floor and a charming stained-glass feature window to the front. An understairs storage cupboard provides useful additional space. The ground-floor WC is fitted with a wash-hand basin and WC, with a side-facing window. The living room is a generous reception space, enjoying a large bay window to the front, carpeted flooring and a central feature electric fireplace with hearth and surround. This room flows naturally into the dining room. The dining room offers a second spacious reception area, also with carpeted flooring and a bay window overlooking the rear garden. The kitchen is fitted with a range of coordinating wall and base units with complementary work surfaces, tiled walls and tiled flooring. A side-facing window and PVC door provide access to the rear garden. Integrated appliances include a 4-ring gas hob, oven, grill and extractor fan, with space for a freestanding fridge freezer and washing machine.

The first-floor landing features carpeted flooring, a stained-glass window to the side and access to the loft hatch. Bedroom One is a generous double bedroom with carpeted flooring and a large bay window to the front.

Bedroom Two is another spacious double bedroom with carpeted flooring and a bay window to the rear. Bedroom Three is a comfortable single room with carpeted flooring and a side-facing window. The bathroom is fitted with a two-piece white suite comprising a bath with overhead shower and a wash-hand basin, with vinyl flooring and a front-facing window. A separate WC sits adjacent, with a side-facing window.

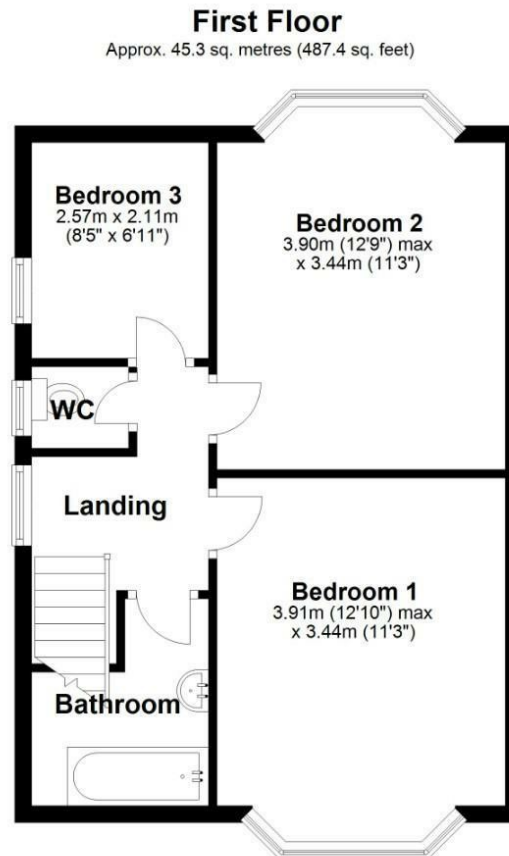
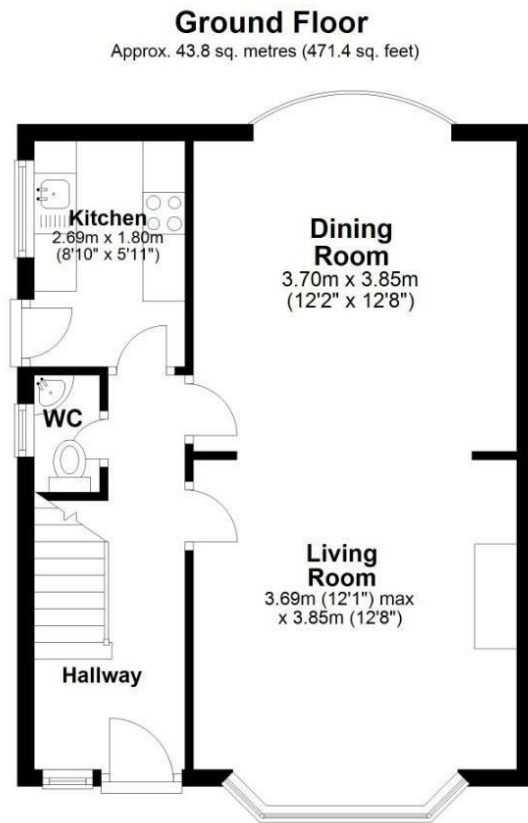
### GARDENS AND GROUNDS

Approached from West Road, No. 3 benefits from a private driveway to the front providing off-road parking. A lawned front garden enhances the kerb appeal, with side access leading through to the rear. To the rear is a generous, fully enclosed garden, complete with an outdoor store and ample space for planting, seating or further landscaping.

### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "D". Council Tax Band "E".





Total area: approx. 89.1 sq. metres (958.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	82
England & Wales		EU Directive 2002/91/EC



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.



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