



4, Anglesey Way
Porthcawl, CF36 3TL

Watts
& Morgan



4, Anglesey Way

Nottage, Porthcawl CF36 3TL

£575,000 Freehold

3 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A spacious 3/4 bedroom detached property situated in a popular location in Nottage, Porthcawl. The property is located within walking distance of local schools, pubs, restaurants and close proximity to Rest Bay beach and Porthcawl Seafront. This well-presented property offers highly adaptable living accommodation comprising; entrance hall, spacious living room, conservatory, sitting room, ground floor shower room, kitchen/dining room and utility. First floor; 3 double bedrooms and a modern shower room. Externally offering a private drive to the front with off-road parking for 2/3 vehicles and a generous landscaped rear garden.

Directions

Bridgend - 6.0 Miles Cardiff - 28.0 Miles Swansea - 17.0 Miles J37 of the M4 - 4.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a composite front door into the spacious hallway with oak flooring and carpeted staircase leads up to the first floor. To the front of the property is the versatile sitting room. It is a great sized second reception room or potential ground floor bedroom with continuation of the oak flooring, central feature fireplace and a bay window over-looking the front. 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 fully tiled walls and flooring and a window to the side. The main living room is a superb sized reception room with solid oak flooring, windows to the front and double doors with adjacent windows opening out into the conservatory. There is a feature fireplace with hearth and surround and ample space for both lounge and dining furniture. The conservatory is a great addition with tiled flooring, PVC windows over-looking the rear garden and double doors opening out to the rear garden. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over with coordinating splashbacks. Integrated appliances include 4-ring induction hob with stainless steel extractor hood over, integrated oven and grill and integrated dishwasher. The kitchen further benefits from an inset sink with drainer, ceramic tiled flooring, windows over-looking the rear garden and double doors opening out to the rear garden. There is ample space for a dining table, recessed spotlighting and access into the utility. The utility is fitted with high gloss wall and base units with work surfaces over. The utility also houses the 3-year-old gas combi boiler. Integrated appliances include washing machine, fridge/freezer and stainless-steel sink.

The first-floor landing offers carpeted flooring and all doors lead off. Bedroom One is a generous sized double bedroom with carpeted flooring and windows over-looking the rear garden. Bedroom Two is a second double bedroom with carpeted flooring, fitted wardrobes and windows to the front. The third double bedroom benefits from carpeted flooring and windows to the rear. The bathroom is fitted with a modern 3-piece suite comprising of a double walk-in shower enclosure with glass screen, WC and a wash hand basin. With fully tiled walls and flooring, chrome towel radiator and a window to the front.

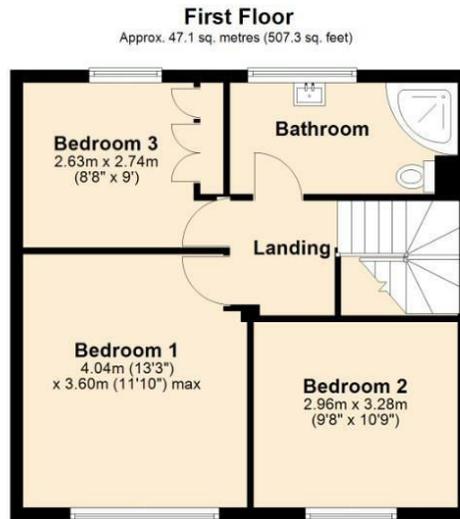
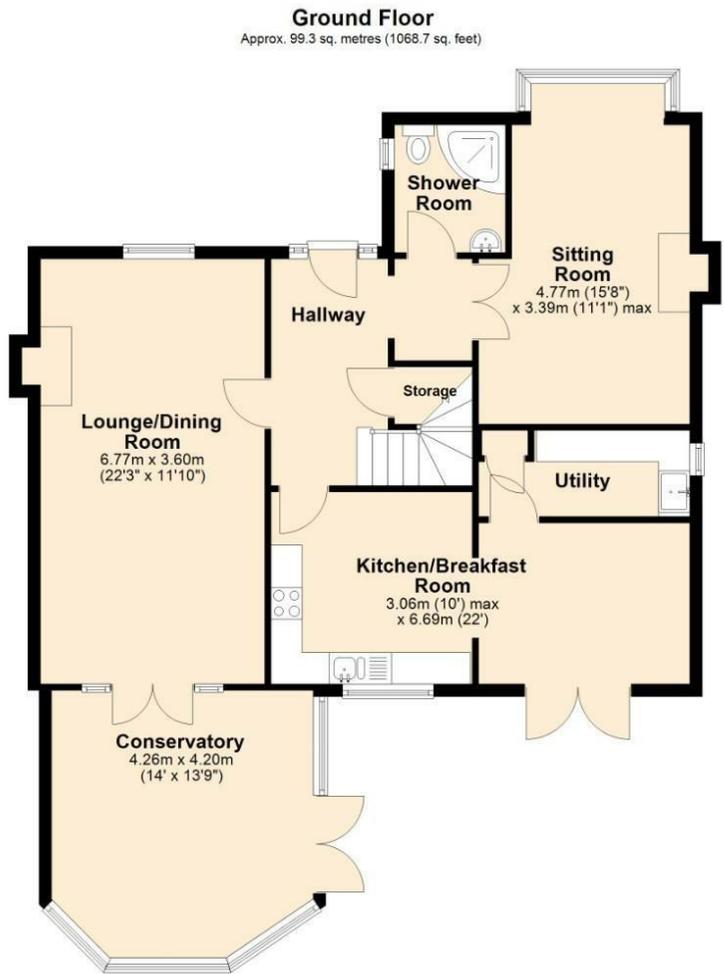
GARDENS AND GROUNDS

Approached off Anglesey Way, no. 4 benefits from a private paved driveway to the front with off-road parking for up to 3 vehicles. There is a front lawned garden. To the rear is a substantially large landscaped south facing garden with a spacious patio area perfect for outdoor furniture. The remainder is laid to lawn with a further patio area with a timber framed outdoor summer house. The garden benefits from an abundance of colourful shrubs and flowers and access around to the front.

ADDITIONAL INFORMATION

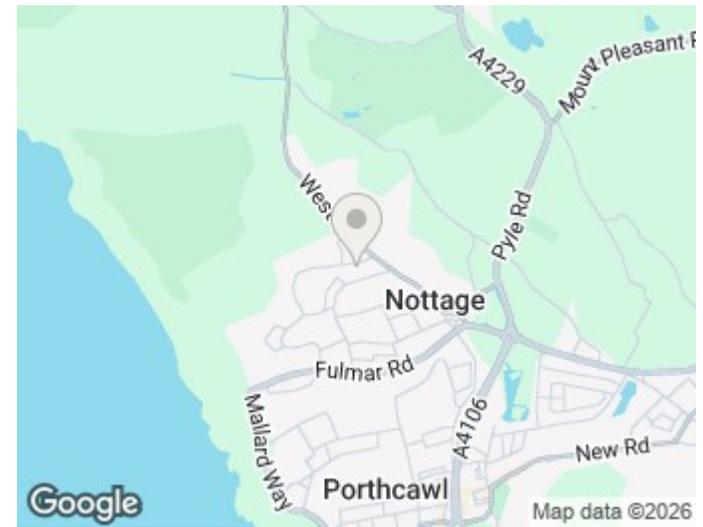
Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'F'.





Total area: approx. 146.4 sq. metres (1576.0 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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