



Nottage Meadow  
Nottage, Porthcawl, CF36 3HP

Price £325,000



## Nottage Meadow

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This delightful home offers a perfect blend of comfort and convenience, making it an ideal choice for families. The property is situated within a popular development, providing easy access to the picturesque Nottage Village, where you will find a lovely village green, a selection of shops, and welcoming public houses.

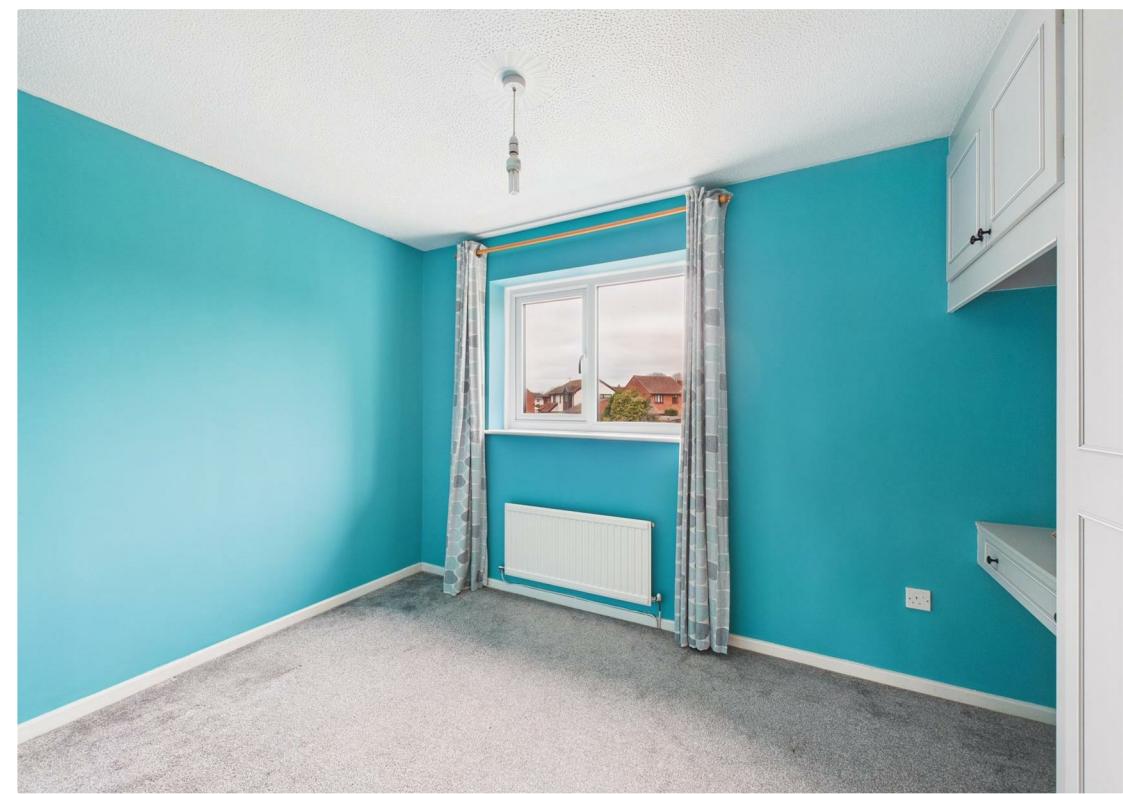
Families will appreciate the sought-after catchment area for West Park Primary School, ensuring that educational needs are well catered for. Additionally, the property enjoys close proximity to Pyle & Kenfig Golf Club along with the blue flag award winning beach at Rest Bay.

Upon entering, you are greeted by a welcoming entrance porch that leads into a hallway. The kitchen is thoughtfully designed with ample space for appliances, making it a practical area for culinary pursuits. The living and dining room, located at the rear of the home, overlooks the enclosed garden, providing a serene view and a perfect setting for relaxation or entertaining guests.

The first floor boasts three well-proportioned bedrooms, offering plenty of space for family living, along with a bathroom that caters to the needs of the household.

Outside, the property features off-road parking at the front, along with access to a garage, ensuring convenience for residents. The enclosed rear garden is a delightful retreat, complete with planting, a patio area, and a lawn, ideal for outdoor activities or simply enjoying the fresh air.

This home in Nottage Meadow presents a wonderful opportunity for those seeking a family-friendly home in a desirable location. With its blend of practicality and charm, it is sure to attract interest from discerning buyers.





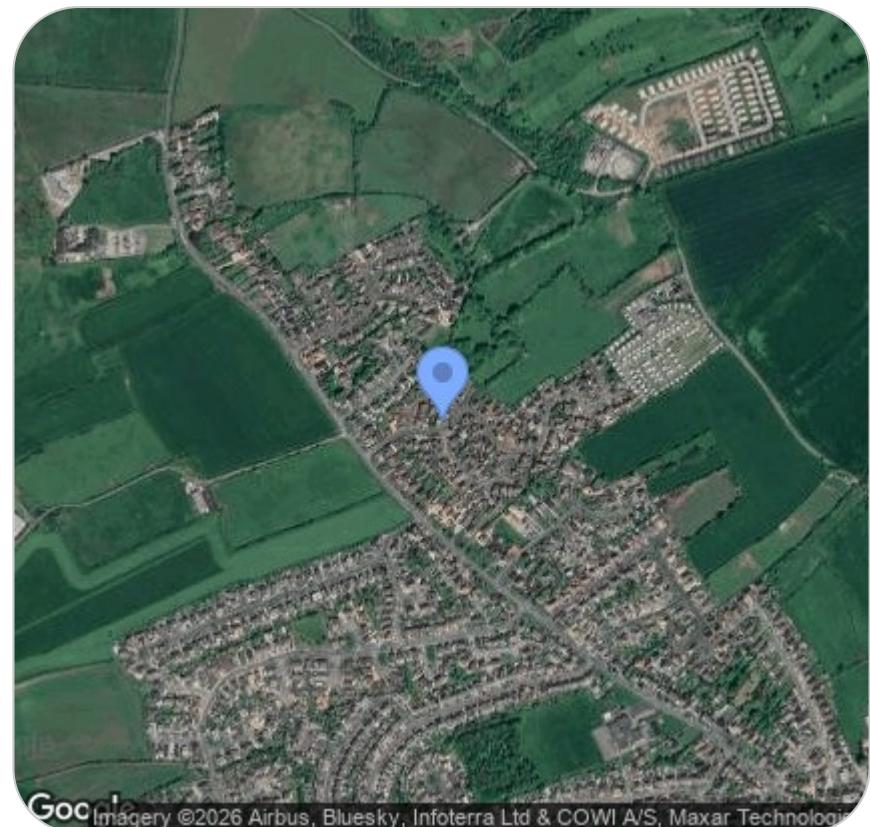
## Floor Plan



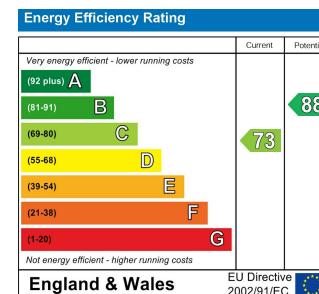
## Viewing

Please contact our McHattons - Porthcawl Office on 01656 331577 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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