



1 Tythegston Close
Nottage, Porthcawl
CF36 3HJ

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Nottage, Bridgend, CF36 3HJ.

£142,500 - Freehold

- A Semi-Detached Property Located On A Popular Development In The Village Of Nottage.
- Conveniently Located For The Amenities Of The Sought After Town Of Porthcawl.
- Being Sold With No Onward Chain.
- Entrance Hall, Lounge, Conservatory, Kitchen.
- First Floor Landing, Two Double Bedrooms And A Bathroom.
- Lawned Front & Rear Gardens.
- Off-Road Parking For Several Vehicles.
- EPC Rating: E.

Porthcawl Town Centre – 2.0 miles

M4 (J37) – 3.0 miles

Cardiff City Centre – 29.2 miles

Swansea City Centre – 19.0 miles

(All distances are approximate)



The Property

Enter through an obscured double glazed timber door into the Entrance Hall which benefits from carpeted flooring, central ceiling light point, gas wall heater, a recessed meter cupboard and a staircase leading to the First Floor Landing. The Kitchen has been fitted with a range of base and wall units with roll top laminate work surface and inset single drainer stainless steel sink. Integrated appliances to remain include; a 'Lamona' electric oven and a 'Lamona' four ring electric hob with extractor hood over. Space and plumbing has been provided for a free standing washing machine and fridge freezer. The Kitchen further benefits from vinyl flooring, tiled splashbacks, central ceiling light point and a double glazed uPVC window to the front elevation. Located to the rear of the property, the Lounge benefits from a central feature gas fire place, carpeted flooring, central ceiling light points and an understairs storage cupboard. A double glazed sliding patio door leads to the Conservatory. Leading off the Lounge is a low level brick and double glazed uPVC Conservatory which benefits from carpeted flooring, double glazed uPVC windows to the rear elevations and a double glazed uPVC door leading to the rear enclosed garden.

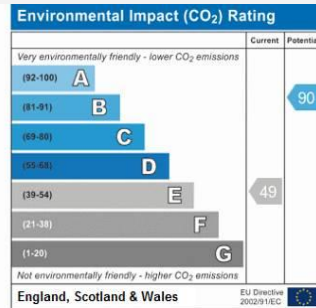
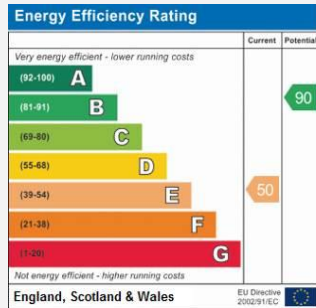
The First Floor Landing is accessed via a carpeted staircase from the Entrance Hall and benefits from a continuation of the carpeted flooring, central ceiling light point, a loft hatch providing access to the loft space and a window to the side elevation. Located to the rear of the property, Bedroom One is a double bedroom with, carpeted flooring, central ceiling light point, a gas wall heater and two timber and glazed windows to the rear elevation. Bedroom Two is a further double bedroom located to the front of the property which benefits from carpeted flooring, central ceiling light point, a gas wall heater, two double glazed uPVC windows to the front elevation and an overstairs airing cupboard housing hot water tank and linen storage. The Bathroom has been fitted with a three piece white suite comprising; a panelled bath with shower fixings over, a vanity unit mounted wash basin and a low level WC with hidden cistern. The Bathroom further benefits from vinyl flooring, part tiled walls and a central ceiling light point.

To the front of the property is a garden which has been laid to lawn with a driveway providing off-road parking for several vehicles and a paved pathway leading to the front entrance door. A timber pedestrian access gate leads to the rear enclosed garden. The rear enclosed garden has been predominantly laid to lawn with borders planted with a variety of mature shrubbery. A paved patio provides ample space for outdoor entertaining and dining and a timber garden storage shed provides for storage for the property.

ESTATE AGENTS ACT 1979: As required under the Estate Agents Act 1979, we are required to disclose that the vendor of this property is related to a member of staff at Watts & Morgan LLP.



Floorplan & EPC

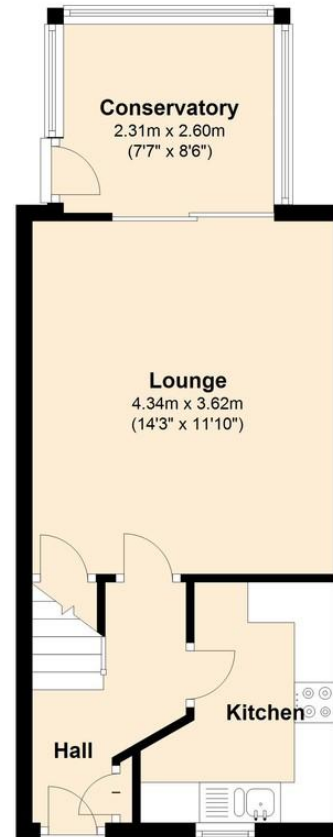


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Although these particulars, together with photographs and floor plans are intended to give a fair description of the property, they do not form any part of a contract. The vendors, their agents, Watts and Morgan and persons in their employ do not give a warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Watts and Morgan.

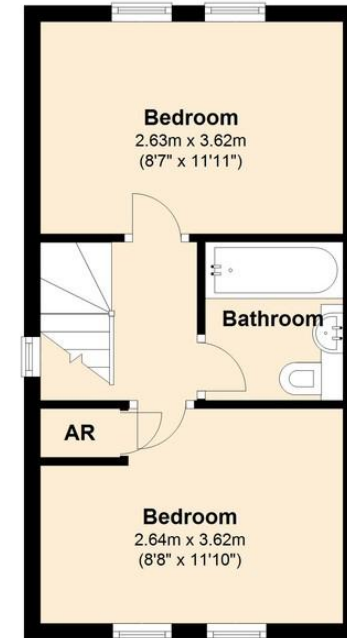
Ground Floor

Approx. 34.1 sq. metres (367.4 sq. feet)



First Floor

Approx. 27.8 sq. metres (299.1 sq. feet)



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