



25 WEST ROAD, NOTTAGE, PORTHCAWL,
CF36 3SN

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£399,999

A Double Fronted, Four Bedroom Detached Property In The Sought After Village Location Of Nottage.

- Cardiff City Centre 32 miles
- Porthcawl Town Centre 1.2 miles
- Bridgend Town Centre 7 miles
- M4 (J37) 3.2 miles

Accommodation & Amenities;

• Entrance Hall • Sitting Room • Living/Dining Room • Kitchen/Breakfast Room • Utility Room • Cloakroom • Master Bedroom • Family Bathroom • A Further Two Double Bedrooms • Loft Conversion With Double Bedroom & En-Suite Shower Room • Extensive Rear Garden (Approx. 0.35 Acres) • Outline Planning Consent For Detached Property • EPC Rating; 'E' •



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Established 150 Years

1857 ~ 2007



SITUATION

25 West Road is an attractive double fronted Victorian property located in the sought after village location of Nottage. Porthcawl offers numerous beaches including the Blue Flag Awarded 'Rest Bay'. Porthcawl Promenade with it's many cafes, bars, & restaurants, harbour, and golf courses are all within easy reach. The town also has four well regarded public & private schools; St Johns, St Clares, & Porthcawl Comprehensive and Primary School.

The M4 (junction 37) is approximately 3.2 miles away and provides convenient travel to Cardiff and to other important commercial centres in the region. Cardiff (Wales) Airport with local, International and European flights is approximately 24 miles away. Cardiff lies some 32 miles to the east and includes the wide range of retail, commercial, leisure and recreational facilities that one would expect from a Capital City and has a main line rail connection to London in approximately 2 hours. The town of Bridgend is some 7 miles distance and again has a main-line railway station.

DESCRIPTION OF PROPERTY

Enter through the brick and timber glazed Entrance Porch into the Entrance Hall offering oak flooring, carpeted staircase to the First Floor Landing, and doors leading to all reception rooms. At the front of the property is the Sitting Room offers a central feature log burner with marble effect hearth, and a double glazed uPVC bay window overlooking the front elevation. The Living/Dining Room benefits from a central feature fireplace, oak flooring, and a double glazed uPVC window to the front elevation. Double doors lead to the Kitchen/Breakfast Room which is comprehensively fitted with a range of base and wall units with roll top work surfaces and laminate splashback. Integral appliances to remain include; 'Bosch' electric oven, 'Schott Ceran' ceramic glass four ring hob, and 'Electrolux' Dishwasher. The Kitchen/Breakfast Room further benefits from a breakfast bar and uPVC double glazed window and door to the rear elevation. A Utility Room offers roll top laminate work surface and space for free standing washing machine. The Cloakroom is fitted with a low level WC.

The first floor offers three double bedrooms and the family bathroom. The Master Bedroom, previously being two rooms, offers a very generous size, two double glazed uPVC windows overlooking the rear garden; a range of fitted wardrobes, and a 'Glow Worm' wall mounted gas central heating boiler. A further two double bedrooms both offer uPVC double glazed windows to the front elevation, and ample space for freestanding bedroom furniture. The Family Bathroom is fitted with a three piece white suite comprising; low level dual flush WC, pedestal wash basin, and p-shaped panelled bath with 'Auqatronic' electric shower over.

Accessed from a carpeted staircase from the first floor landing, Bedroom Four is a generous sized loft conversion with En-Suite Shower Room fitted with; a low level dual flush WC, pedestal wash basin, and shower.

GARDENS & GROUNDS

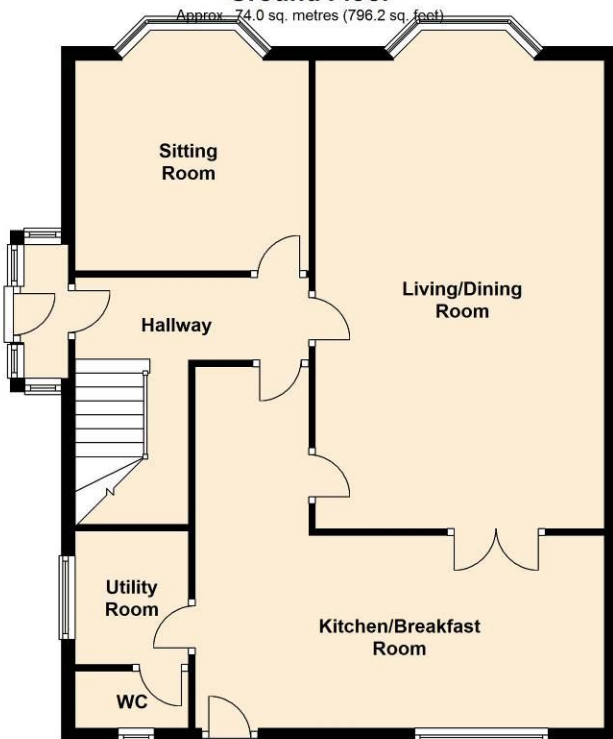
The front of the property benefits from a driveway providing off-road parking, and a lawned front garden. The driveway leads to a single detached garage with manual up and over doors to the front and rear. To the rear of the property is an extensive rear garden of approximately 0.35 acres mainly laid to lawn, with a paved patio area, timber decking, and raised flower beds. Outline Planning Permission has been granted for a single story residential property, details of which can be found with Bridgend County Borough Council (P/13/166/OUT).

SERVICES & TENURE All main services are connected. The property is freehold.



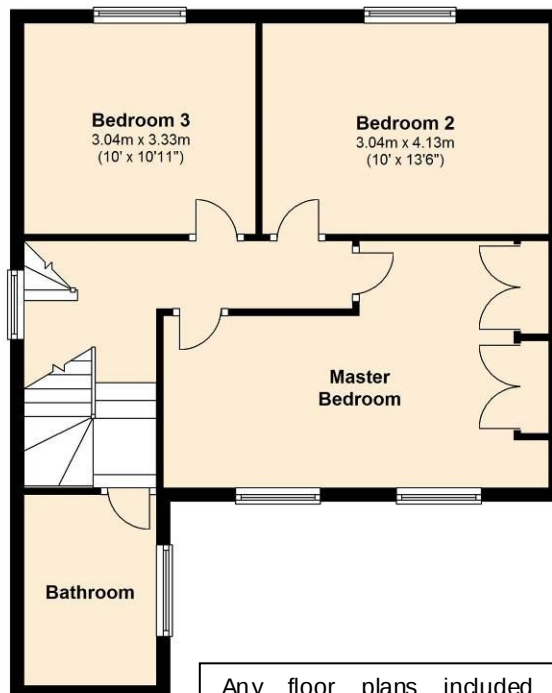
Ground Floor

Approx. 74.0 sq. metres (796.2 sq. feet)



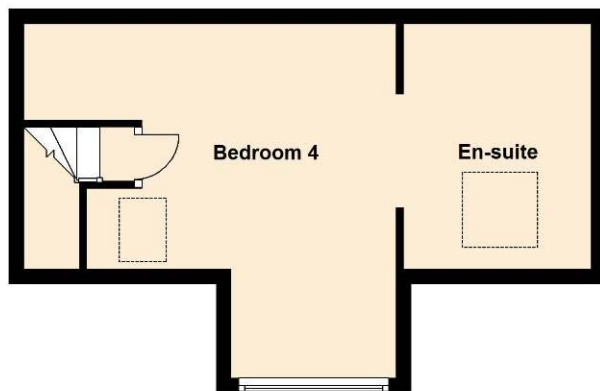
First Floor

Approx. 56.0 sq. metres (602.6 sq. feet)



Second Floor

Approx. 27.9 sq. metres (300.1 sq. feet)



Any 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. The plans do not form part of any contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		38	65
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		33	58
England, Scotland & Wales		EU Directive 2002/91/EC	

