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Heol Croes Faen, Nottage, Porthcawl,  
Bridgend. CF36 3SW

£549,950

**PJC** PAYTON  
JEWELL  
CAINES

# Heol Croes Faen, Nottage, Porthcawl, Bridgend. CF36 3SW

EXTENDED DETACHED BUNGALOW. Four bedroom detached bungalow in the heart of Nottage in a quiet Cul De Sac location. Offering large living room, dining space, kitchen, conservatory and bathrooms and private rear gardens. Annexe great for multiple/flexible family living. SOLD WITH NO ONWARD CHAIN. VIEWING HIGHLY RECOMMENDED.

£549,950 - Freehold

- Four bedroom detached bungalow
- No ongoing chain
- Sought after village location
- Flexible living
- Off road parking, EPC - / Council tax -
- Garage / Conservatory



## DESCRIPTION

**EXTENDED DETACHED BUNGALOW.** Four bedroom detached bungalow in the heart of Nottage in a quiet Cul De Sac location. Offering large living room, dining space, kitchen, conservatory and bathrooms and private rear gardens. Annexe great for multiple/flexible family living. **SOLD WITH NO ONWARD CHAIN. VIEWING HIGHLY RECOMMENDED.**

Located within easy walking distance of the popular coastal town of Porthcawl where there remains a traditional high street and promenade with shops, public houses and restaurants. Porthcawl Grand Pavilion is a prominent building on the seafront and offers local shows and pantomimes and the recently rejuvenated Harbour Quarter adjacent to the Lifeboat Station provides a bustling modern cafe and restaurant environment.

Porthcawl is home to four Primary schools, namely West Park, Nottage, Porthcawl and Newton. There are two comprehensive schools, Porthcawl and St Clares.

Porthcawl offers a range of local amenities including shops, schools, restaurants/public houses, theatre and attractive promenade. There is good road access to Bridgend, M4 corridor and other local coastal areas.

## ENTRANCE

Via PVCu obscured glazed door leading into the inner hall.

## ENTRANCE HALL

Skimmed, artexed and coved ceiling, skimmed and emulsioned walls, skirting, original oak parquet wood block flooring and access to the electric meter. Doors leading off.

## LOUNGE (21' 4" x 12' 10") or (6.49m x 3.92m)

Good size lounge with a lovely bay window overlooking the front of the property, emulsioned, artexed and coved ceiling with two light pendants, emulsioned and papered walls, skirting, radiator and fitted carpet. PVCu double glazed window overlooking the side of the property and door leading to the inner hallway.

## INNER HALLWAY (8' 6" x 8' 7") or (2.60m x 2.61m)

Emulsioned, artexed and coved ceiling, pendant light, loft access, smoke alarm, skimmed and emulsioned walls, skirting and fitted carpet.

## BEDROOM 1 (12' 10" x 10' 11") or (3.90m x 3.33m)

Overlooking the rear of the property via PVCu double glazed window and finished with skimmed, emulsioned and coved ceiling, centre pendant light, papered walls, skirting, radiator and fitted carpet. Built in wardrobes.

## BEDROOM 2 (10' 11" x 10' 9") or (3.34m x 3.27m)

Overlooking the rear garden via PVCu double glazed window and finished with emulsioned, artexed and coved ceiling, papered walls, pendant light, skirting, radiator and fitted carpet.

## BEDROOM 3 (9' 5" x 6' 7") or (2.86m x 2.01m)

Artexed, emulsioned and coved ceiling with centre light, papered walls, PVCu double glazed window overlooking the side of the property, radiator, skirting and fitted carpet.



## BATHROOM (7' 10" x 5' 6") or (2.39m x 1.68m)

Skimmed and emulsioned ceiling with centre light, fully tiled walls, tiled flooring, PVCu frosted double glazed window overlooking the side of the property. Three piece suite in white comprising vanity unit housing the wash hand basin, low level w.c. and bath with chrome mixer tap with overhead chrome shower. Chrome towel rail and electric fan.

## DINING AREA (10' 11" x 10' 7") or (3.34m x 3.23m)

Accessed via part glazed bi-fold door. Emulsioned, artexed and coved ceiling with centre pendant light, skimmed and emulsioned walls, skirting, block wood parquet flooring, PVCu double glazed bay window and radiator. Open archway leading to the kitchen.

## KITCHEN (11' 4" x 10' 9") or (3.46m x 3.28m)

Emulsioned and artexed ceiling with centre spot light, PVCu double glazed window overlooking the side of the property, part emulsioned/part tiled walls, tiled flooring and fully glazed PVCu door leading into the conservatory. A range of wall and base units in white with brushed chrome handles and complementary square edge work surfaces housing a white single bowl sink with drainer and chrome mixer tap. Space for low level fridge/freezer and washing machine. Integrated electric oven and hob and extractor fan.

## CONSERVATORY (13' 6" x 8' 8") or (4.12m x 2.65m)

Vaulted perspex roof with centre light, PVCu panelling to two sides and PVCu windows overlooking the front of the property. PVCu part glazed/part panelled doors to the front of the property and the rear garden.

## OUTSIDE

Block paved driveway to the front of the property, bound by dwarf wall and mature hedgerow, sun dial with slate chipping's and mature shrubs access to the garage.

Enclosed a private low maintenance rear garden bound by feather board fencing. Large patio area with decorative gravel area, raised brick border and mature shrubs. Wooden pergola and outside tap.

## ANNEXE

## LOUNGE/DINER/KITCHEN (15' 7" x 10' 9") or (4.75m x 3.28m)

Skimmed and emulsioned ceiling with two centre lights, skimmed and emulsioned walls, skirting, fitted carpet, PVCu window overlooking the rear of the property and PVCu double glazed French doors leading out to the garden. Base units in blue with complementary work surfaces housing a stainless steel sink drainer with swan neck mixer taps. Space for fridge/freezer.

## SHOWER ROOM (7' 10" x 5' 6") or (2.38m x 1.68m)

Skimmed and emulsioned ceiling, loft access, chrome spot light, half emulsioned/half tiled walls with decorative border, PVCu window overlooking the rear of the property, radiator and anti-slip vinyl flooring. Three piece suite in white comprising pedestal wash hand basin with chrome tap, low level w.c. and fully tiled shower enclosure.




## BEDROOM (11' 3" x 10' 9") or (3.44m x 3.28m)

Skimmed, emulsioned and covered ceiling with centre light, skimmed and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window and PVCu double glazed door to the rear courtyard.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

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