



14, Tythegston Close
Porthcawl, CF36 3HJ

Watts
& Morgan



14, Tythegston Close

Nottage, Porthcawl CF36 3HJ

£377,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

New to the market an impressive 3 bedroom detached property situated in a desirable location backing onto fields. The property has been renovated to a high standard by the current owners to offer contemporary open plan living. Located in a quiet residential street in Nottage, just a short walk from local amenities and proximity to reputable schools, Porthcawl sea front and Rest Bay beach. Accommodation comprises; Entrance porch, open plan living / dining room, kitchen and sunroom. First floor two double bedrooms, one single bedroom and a 4-piece bathroom. Externally benefitting from a spacious driveway to the front with off road parking for numerous vehicles, a landscaped rear garden backing onto fields. EPC "D".

Directions

* Porthcawl - 1.6 Miles * Bridgend - 7.0 Miles * J37 of the M4 - 4.0 Miles * Cardiff - 28.0 Miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entrance into the property through a porch with an internal door leading to the open plan living space. The open plan lounge / dining room is an impressive room with oak flooring throughout and two sets of windows overlooking the front, there is a carpeted staircase leading up to the first floor with a glass balustrade and bespoke under stairs storage. The lounge / dining room benefits from recessed spot lighting and surround sound speakers fitted, there is ample space for both lounge and dining furniture. Double doors open out into the sunroom. The kitchen area has been comprehensively fitted with a range of coordinating high gloss wall and base units and complementary work surfaces over. There is a breakfast bar area with space for high stools and tiled flooring in the kitchen area. The kitchen benefits from brick tiles to the wall, sink with drainer and swan neck tap, 4-ring ceramic hob, eyelevel oven, grill and under cupboard spotlighting. There is space for a free-standing fridge freezer, wine cooler and one further appliance. There is a part glazed door opening out to the rear garden and a further window looking over the rear garden. The sunroom offers tiled flooring and windows overlooking the rear.

FIRST FLOOR

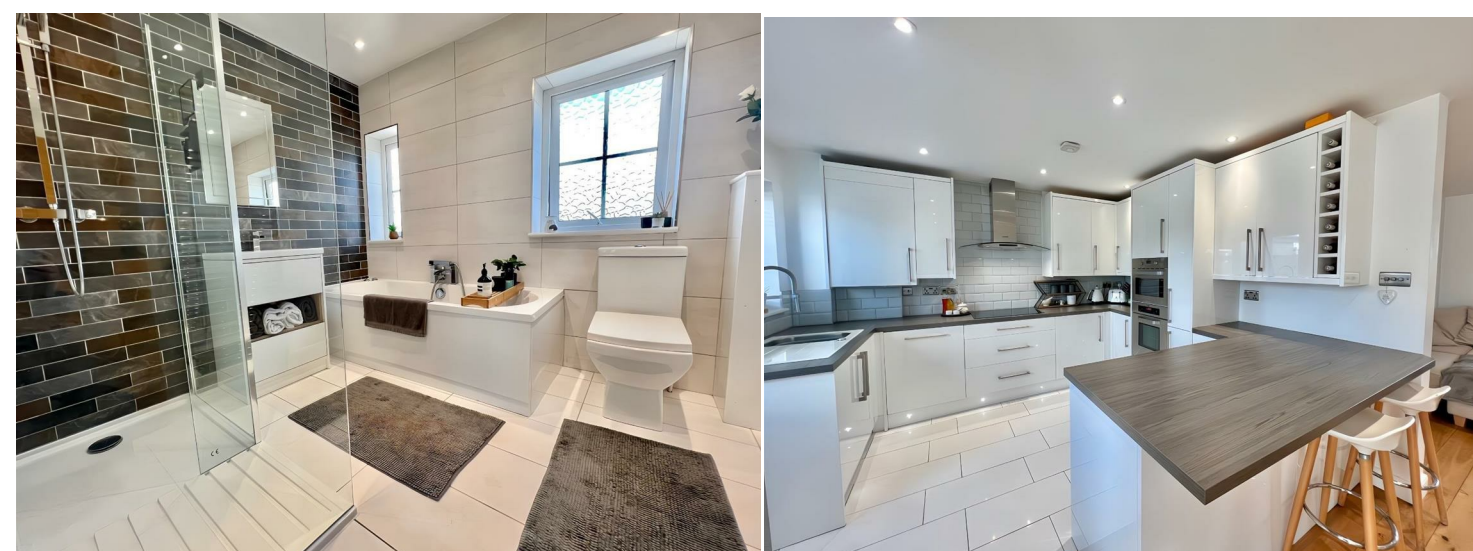
The first-floor landing offers carpeted flooring and access to the loft hatch with pull down ladder attached. Bedroom one is a generous main bedroom offering carpeted flooring and two sets of windows overlooking the rear garden with views over the fields behind. There is a recess with space for wardrobes and spotlighting. Bedroom two is a second double bedroom benefitting from fitted wardrobes, carpeted flooring and a window overlooking the front. Bedroom three is a comfortable single bedroom with laminate flooring, spot lighting and a window to the front. The bathroom has been fitted with a 4-piece contemporary suite comprising of a panelled bath with jacuzzi jets and free hand shower head, double walk-in shower with glass screen, WC and wash hand basin. The bathroom benefits from ceramic tiled flooring, tiled walls, spot lighting and two windows to the rear.

GARDENS AND GROUNDS

Approached off Tythegston Close, No.14 benefits from a private block paviour driveway to the front with off road parking for numerous vehicles. To the rear is a beautifully landscaped garden laid with artificial turf and a two spacious patio sections perfect for outdoor furniture backing onto fields behind with uninterrupted views. There are multiple outdoor power points, outdoor lighting and a side gate leading to the front driveway.

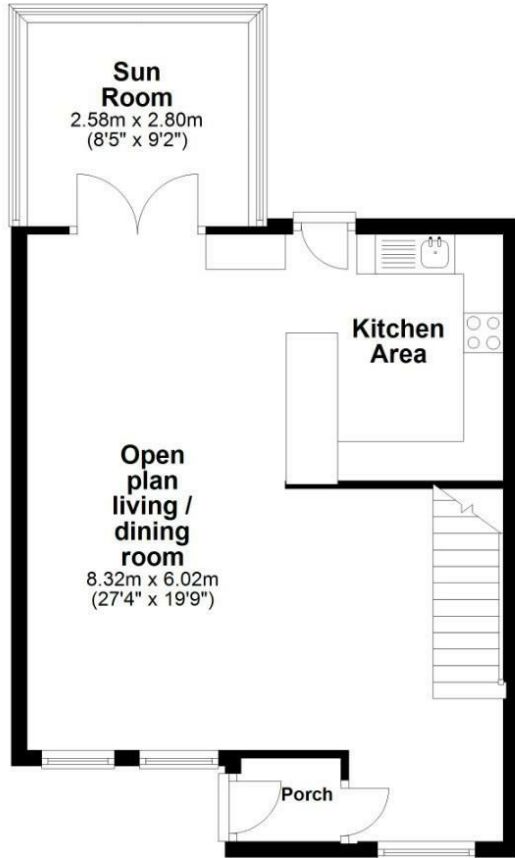
ADDITIONAL INFORMATION

Freehold. All mains connected. Gas Boiler. EPC Rating "D" Council Tax band "E".



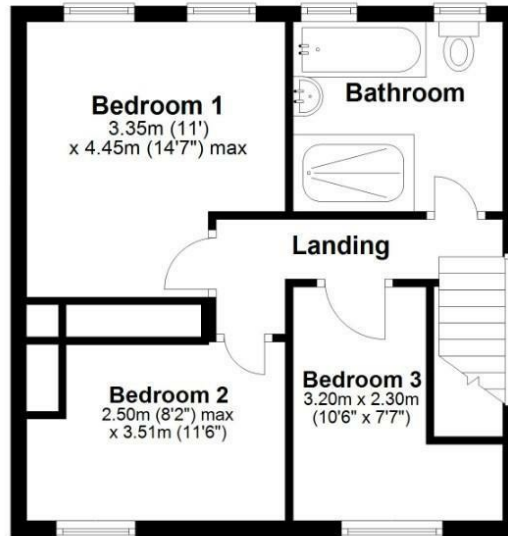
Ground Floor

Approx. 53.4 sq. metres (574.8 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.2 sq. feet)

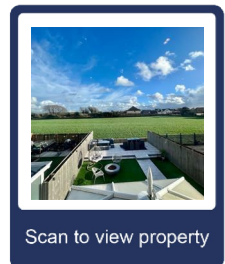


Total area: approx. 94.8 sq. metres (1020.0 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 65 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



Any maps and 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. They do not form any part of any contract.



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