

Payton
Jewell
Caines



Old Village Lane, Nottage, Porthcawl,
Bridgend. CF36 3SP

£600,000

PJC PAYTON
JEWELL
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FULLY REFURBISHED AND EXTENDED DETACHED BUNGALOW. Three / four bedroom detached bungalow in the heart of Nottage offering open plan living / dining space, modern kitchen and bathrooms and wraparound gardens. SOLD WITH NO ONWARD CHAIN. VIEWING HIGHLY RECOMMENDED.

£600,000 - Freehold

- Four bedroom detached bungalow
- Sought after village location
- Fully refurbished throughout TO HIGH STANDARD
- Modern finishes and contemporary design
- Wrap around gardens/ EPC - F, Council tax band - F
- Generous off road parking/ sold with no onward chain



DESCRIPTION

Charming Village Retreat: Fully Refurbished Detached Bungalow

Discover this beautifully refurbished detached bungalow nestled in the heart of a quaint village. Meticulously designed and fully refurbished, this residence seamlessly combines modern comforts with the charm of rural tranquility.

Key Features:

Chic Modern Design: Step into a home that effortlessly marries contemporary elegance with the warmth of village living. The fully refurbished interior showcases a chic and modern design, creating a stylish and inviting atmosphere.

Bright and Airy Interiors: The interior spaces are flooded with natural light, creating a bright and airy ambience throughout.

Spacious Living Areas: The open-plan layout connects the living, dining, and kitchen areas, providing ample space for relaxation and entertaining. The neutral colour palette and quality finishes enhance the sense of sophistication.

Comfortable Bedrooms: Discover peaceful retreats in the double bedrooms.

Village Charm: Immerse yourself in the tranquility of village life. This property is conveniently located within the heart of the village, offering a peaceful escape without sacrificing proximity to local amenities.

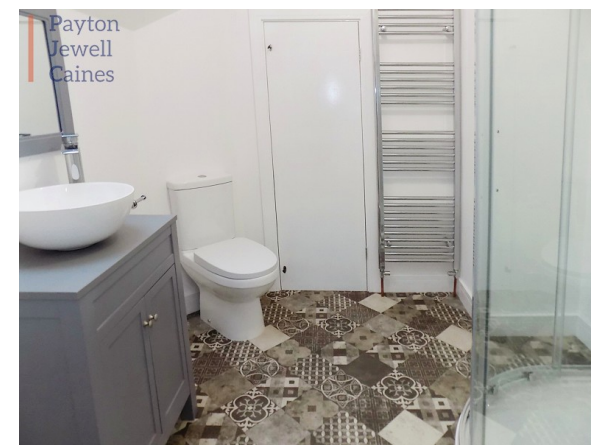
Turnkey Living: With a complete refurbishment, this bungalow is ready for immediate occupancy. Move in with ease and start enjoying the comforts of modern village living.

ENTRANCE

Via part frosted glazed PVCu front door straight into the L shaped lounge/diner.

L-SHAPED LOUNGE/DINING ROOM (27' 3" x 14' 3") or (8.30m x 4.35m)

Narrowing to 2.50m. Overlooking the front via PVCu double glazed French doors and PVCu double glazed window and finished with emulsioned ceiling with recessed LED spot lights and two pendants, designer architrave, emulsioned walls, skirting and wood effect floor. Feature fireplace with recessed log burning stove raised on slate with a feature solid oak panel and recessed shelving. Stairs to the first floor.



KITCHEN/BREAKFAST ROOM (14' 1" x 12' 2") or (4.30m x 3.70m)

Benefiting from dual aspect natural light via PVCu double glazed window to the side and to the rear and accessed via PVCu frosted glazed door. Emulsioned ceiling, designer architrave, recessed LED spot lights with central feature pendants over the breakfast bar, vertical modern radiator and fitted storage cupboard, skirting and ceramic tiled flooring. A range of low level and wall mounted kitchen units in dove grey with a complementary roll top granite work surface with splash back plinth. Inset one and a half basin sink with mixer tap and drainer. Integrated appliances include electric oven, electric hob and overhead extractor hood, combination microwave, dishwasher.

REAR CORRIDOR

Recessed LED spot lights, designer architrave, emulsioned walls, skirting and wood effect floor. Large storage cupboard under the stairs.

FAMILY BATHROOM

PVCu frosted glazed window to the rear, central light pendant, emulsioned ceiling and walls, wall mounted heated chrome towel rail, wall mounted mirror, skirting and ceramic tiled floor. Four piece suite in white comprising WC, wash hand basin with chrome mixer tap and storage below, bath with chrome mixer tap and shower hand attachment and a quadrant style shower cubicle with fully glazed doors housing a plumbed shower with hand attachment and rainwater head.

BEDROOM 2 (11' 6" x 9' 10") or (3.50m x 3.00m)

Overlooking the side via a PVCu double glazed window and finished with emulsioned ceiling, central light fitting and fan, designer coving, emulsioned walls, skirting and fitted carpet.

BEDROOM 3 (9' 10" x 8' 2") or (3.00m x 2.50m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling, central light fitting and fan, designer architrave, emulsioned walls, skirting and fitted carpet.

RECEPTION 2/BEDROOM 4 (13' 5" x 11' 10") or (4.10m x 3.60m)

Dual aspect natural light via PVCu double glazed windows to the front and to the side, emulsioned ceiling, designer coving, central pendant with fan, emulsioned walls and wood effect floor. Feature aesthetic fireplace (will need to be fully installed).

FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden balustrade to the first floor landing, double glazed Velux window, two access points into storage, emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and fitted carpet. Ideal home office space.

BEDROOM 1 (13' 7" x 11' 2") or (4.15m x 3.40m)

Overlooking the side via PVCu double glazed window and finished with emulsioned ceiling and walls, central light fitting with fan, skirting and fitted carpet.



SHOWER ROOM

Double glazed Velux skylight, central light fitting, ceiling mounted extractor, access to loft storage, emulsioned walls, heated chrome towel rail, skirting and lino floor covering. Three piece suite comprising WC, counter top basin with chrome mixer tap, vanity shelf and storage below and a large walk in quadrant style shower with sliding glazed door housing a plumbed shower with hand attachment and rainwater head.

OUTSIDE

Wrap around gardens laid to lawn with block paviour driveway suitable for parking three cars.


NOTE

All rooms have power points and aerial connections to wall mount TV's.

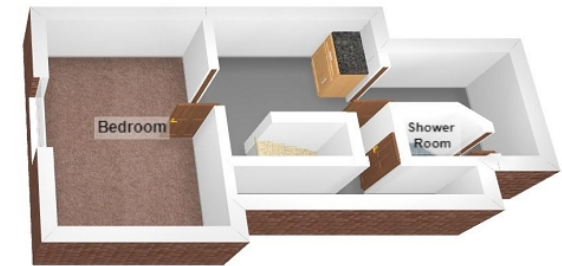
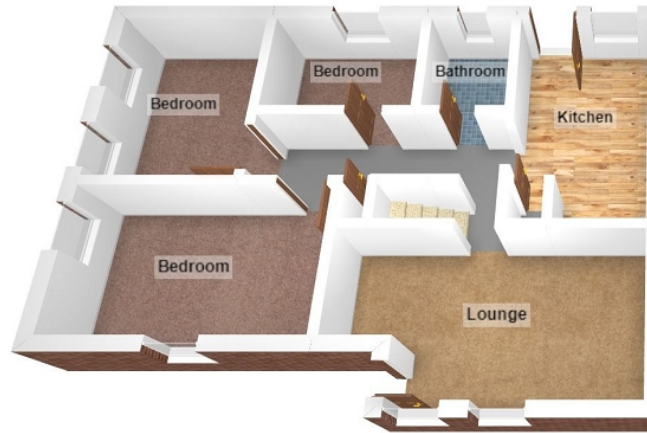
We have been advised that the property is freehold, however title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F	23	
(1-20) G		
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.



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