



2 Tythegston Court, Nottage
Porthcawl, CF36 3HJ



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£359,950 Freehold

4 Bedrooms : 2 Bathrooms : 1 Reception Room

Watts & Morgan are pleased to present to the market this four-bedroom detached property situated in the popular sea-side town of Porthcawl. Accommodation comprises; entrance hall, kitchen/breakfast room, lounge & WC/cloakroom. First floor landing, master bedroom bedroom with en-suite shower room, two further good sized bedrooms, a comfortable single bedroom and a family bathroom. Externally enjoying a private driveway with space for 3 vehicles, leading into a single garage with power supply and a rear enclosed lawned garden. Offering no on-going chain. EPC Rating "B"

- Porthcawl Town Centre 2.0 miles
- Cardiff City Centre 37.9 miles
- M4 (J37) 2.2 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a composite door into the entrance hall offering carpeted flooring, a carpeted staircase to the first floor landing and a 2-piece WC/cloakroom.

The kitchen/breakfast room has been fitted with a range of cream shaker style wall and base units with co-ordinating work surfaces. Integral appliances to remain include; oven and grill with 4-ring gas hob and extractor fan over and a fridge freezer. Further features include vinyl flooring, a uPVC window to the front elevation, a cupboard housing the combi boiler and ample space for freestanding furniture.

The lounge is a spacious reception room offering carpeted flooring, a cupboard for storage and uPVC patio doors provide access to the rear garden.

FIRST FLOOR

The first floor landing offers carpeted flooring and a loft hatch giving access to the loft space.

Bedroom one is a good sized double bedroom offering carpeted flooring, a uPVC window to the front elevation and leads into a 3-piece en-suite shower room comprising; walk-in shower cubicle, wash-hand basin and WC. Further features include vinyl flooring and a heated towel rail.

Bedroom two is a further double bedroom offering carpeted flooring and a uPVC window to the rear elevation.

Bedroom three is another good sized bedroom offering carpeted flooring and a uPVC window to the rear elevation.

Bedroom four is a single bedroom offering carpeted flooring and a uPVC window to the front elevation.

The family bathroom has been fitted with a 3-piece suite comprising; panelled bath with shower over, wash-hand basin and WC. Further features include vinyl flooring and a heated towel rail.

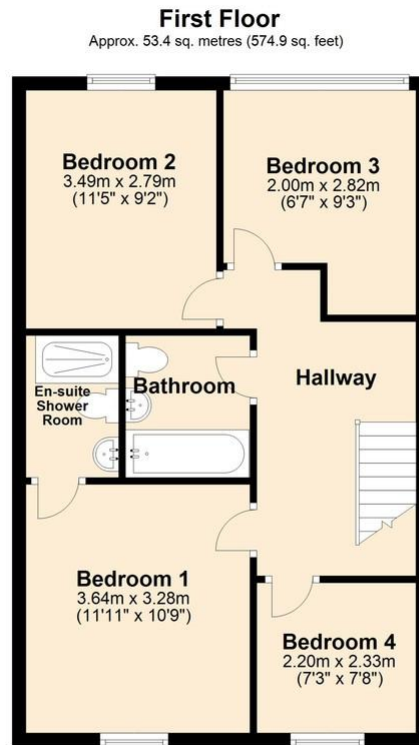
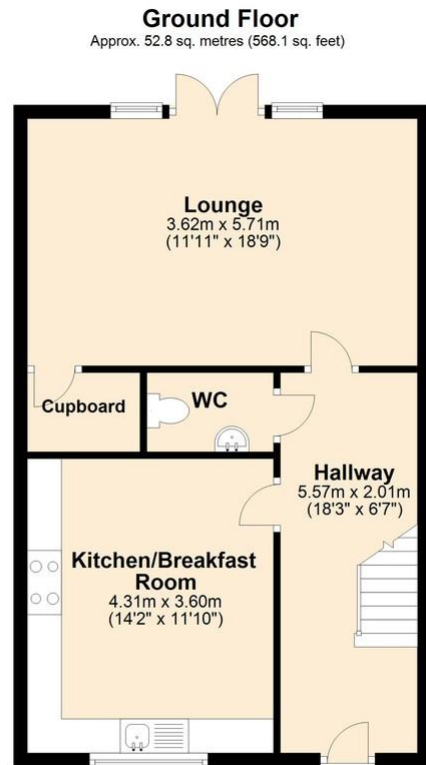
GARDENS AND GROUNDS

No.2 is accessed via a cul-de-sac onto a private driveway with space for 3 vehicles, leading into a single garage with full power supply. To the rear of the property lies an enclosed lawned garden with a patio area ideal for garden furniture and courtesy gates providing access to the front garden.

SERVICES AND TENURE

All mains services connected. Freehold.

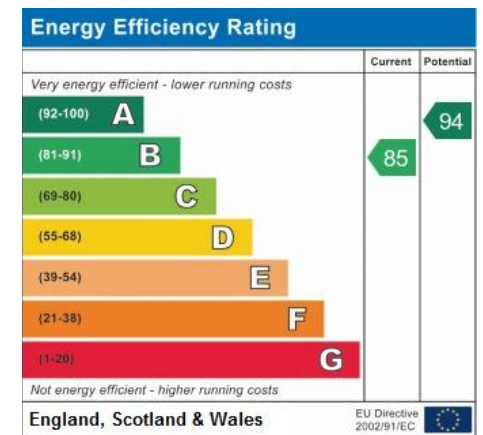




Total area: approx. 106.2 sq. metres (1142.9 sq. feet)

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

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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