



Myrtle Cottage, 3 Newton Nottage Road
Newton, Porthcawl, CF36 5PF



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£379,950 Freehold

3 Bedrooms : 1 Bathroom : 2 Reception Rooms

Watts & Morgan are delighted to offer an opportunity to acquire a late 1800's three double bedroom cottage set in a prime position in Porthcawl. Located in the sought after picturesque village of Newton which offers an 800-year old Church, Village green and two reputable Public Houses. Within walking distance to Newton Beach and Porthcawl Promenade; and close proximity to J37 of the M4. Accommodation comprises; entrance hallway, cloakroom/WC, generous sized lounge with feature fireplace and farmhouse kitchen/dining room with appliances. First floor landing, three generously sized double bedrooms and a 4-piece family bathroom. Externally enjoying a fully enclosed courtyard-style front garden and a landscaped pretty sunny rear garden. EPC Rating; 'D'.

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|-------------------------|------------|
| • Porthcawl Town Centre | 1.8 miles |
| • Cardiff City Centre | 32.4 miles |
| • M4 (J37) | 3.0 miles |
-

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Summary of Accommodation

GROUND FLOOR

Entrance via a traditional timber door into the welcoming hall way offering a carpeted staircase to the first-floor landing with understairs storage cupboard, a 2-piece WC and traditional timber doors lead off. The lounge is a light and airy generously sized reception room benefiting from two uPVC windows to the front elevation with original stone feature wall and over window beams. A lovely feature to the room is the freestanding coal-effect gas burner with Welsh Oak mantle set on a stone hearth. Further offering continuation of carpeted flooring and ample space for soft furnishings. A courtesy door leads through into the dining room.

The L-shaped kitchen/dining room has been fitted with a range of shaker-style farmhouse cream wall and base units with complementary laminate work surfaces and co-ordinating dresser with display cabinets and shelving. A range of freestanding appliances to remain include; Range Cooker with 4-ring gas hob and hot plate with double oven, grill and plate warmer with extractor hood over; dishwasher and washing machine. Further benefiting from; a one and a half acrylic sink unit with mixer tap over, a large uPVC window overlooking the rear garden, travertine tiled flooring and a uPVC glazed door leads out to the rear.

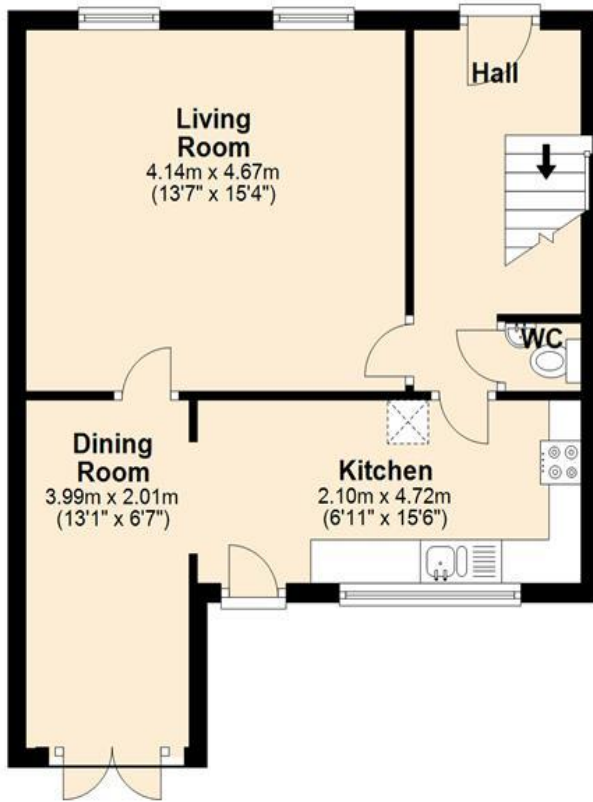
An open square arch leads through into the dining room which provides ample space for dining furniture, carpeted flooring and uPVC French doors lead out to the rear garden.

FIRST FLOOR

The first-floor landing provides a large storage cupboard which houses the 'Worcester' combi boiler with additional space for storage and a loft hatch gives access to the loft space. All doors lead off. The master bedroom is a superb sized double bedroom benefiting from two uPVC windows enjoying superb views over the rear garden with carpeted flooring and a space for tall freestanding wardrobes. Bedrooms two and three are further double bedrooms with low-level cottage windows and deep timber sills with alcove for wardrobes. The family bathroom has been fitted with a 4-piece modern white suite comprising; panelled bath with glass screen and hand-held shower over with mixer tap, wash-hand basin, WC and bidet. Presenting; fully tiled walls and flooring, a heated towel rail and an obscured uPVC window.

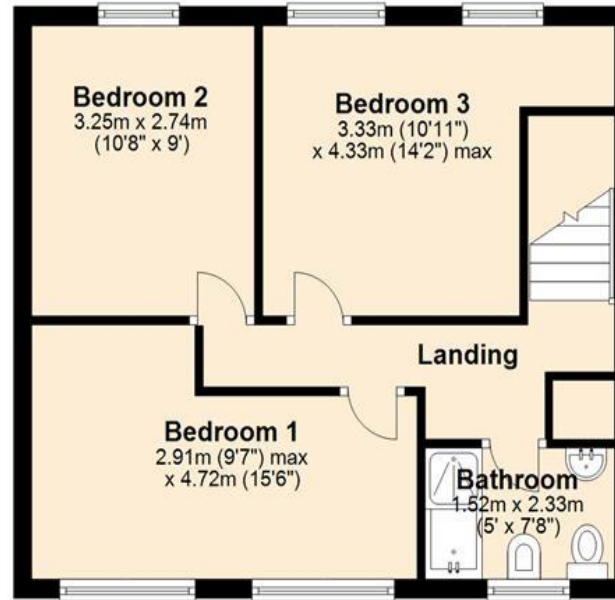
Ground Floor

Approx. 47.4 sq. metres (510.6 sq. feet)



First Floor

Approx. 45.2 sq. metres (487.0 sq. feet)



Total area: approx. 92.7 sq. metres (997.5 sq. feet)

All measurements are approximate, and for display purposes only.
Plan produced using PlanUp.

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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.

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

GARDENS AND GROUNDS

Myrtle Cottage is approached towards the bottom of Newton Nottage Road with on-road parking. The front garden is fully enclosed via wrought iron gates and offers a courtyard style frontage with granite paviours with planted borders to include established 'Wisteria'. To the rear of the property lies a fully landscaped enclosed pretty garden set on three levels. The first level provides a concrete patio area ideal for storage/recycling with steps leading up onto a good size patio area and shingle section with mature planted borders and an array of colourful shrubbery and flowers. A timber archway leads to an additional Indian flagstone patio area which provides additional seating for outdoor furniture with raised planted borders and an abundance of mature shrubs with timber shed to remain.

SERVICES AND TENURE

All mains services connected. Freehold.





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