



Springfield Farm, 54 West Road
Nottage, Porthcawl, CF36 3SN





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£525,000 Freehold

4 Bedrooms : 3 Bathrooms : 3 Reception Rooms

We are delighted to offer to the market this beautifully traditional semi-detached property situated in the quiet village of Nottage just a few minutes from the seafront of Porthcawl and conveniently located within walking distance of local pubs, shops, and reputable schools. This double fronted property dates to 1914 and was originally the farmhouse forming part of Springfield Farm and retains character whilst tastefully modernised throughout. Situated in a desirable location backing onto school fields behind this four-bedroom property comprises of: entrance hall, lounge, dining room, sitting room, kitchen/breakfast room, utility, shower room. First floor landing, main double bedroom with en-suite bathroom, family bathroom, three further bedrooms. Externally enjoying a private driveway providing off-road parking for multiple vehicles, integral single garage, and landscaped rear garden. EPC Rating "TBC"

Directions

- Bridgend Town Centre 6.4 miles
- Cardiff City Centre 25.6 miles
- M4 (J37) 3.9 miles

Your local office: **Bridgend**

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Summary of Accommodation

GROUND FLOOR

Accessed via a uPVC door leading into the entrance hallway offering slate tiled flooring, spotlighting and a carpeted staircase leads up to the first-floor landing. The main lounge is a spacious reception room offering carpeted flooring, central feature electric fireplace set on a granite hearth and floating mantle. French doors open out onto the rear garden with scenic views over the fields behind. The dining room is a further reception room offering slate tiled flooring and window to the front elevation with feature coving to the ceiling. The sitting room is a versatile room with bay windows to the front, exposed wooden floorboards and original coving to the ceiling's. This room further benefits from a gas fire set on a stone hearth. The open plan kitchen/ breakfast room has been fitted a range of wall and base units along side a separate island and breakfast bar providing space for high stools. The kitchen units are complimented with solid granite work surfaces, feature plate rack and china sink. Integral appliances to remain to include low level fridge and integral dishwasher. Space has been provided for freestanding range cooker. Further features include an exposed brick wall, tiled flooring and patio doors opening onto the rear garden. The kitchen offers ample space for free standing living / dining furniture. The utility has been fitted with a range of wall and base units with complimentary work surfaces. Integral appliances to remain to include low level freezer and washing machine. The utility offers tiled flooring, stainless steel sink, window and courtesy door leading out on the rear garden, vaulted ceiling with spot lighting. Access to the downstairs shower room and integral garage off the utility. The downstairs shower room has been fitted with a spacious walk-in shower with glazed side screen, contemporary bowl style sink with vanity unit washstand and a low-level WC. Further features include tiled walls and flooring and a vaulted ceiling with skylight window.

FIRST FLOOR

The first-floor landing features floorboards and a large built in storage cupboard with double doors. Bedroom one is an impressive double bedroom full of character with vaulted ceilings and exposed beams with spotlighting and window with views overlooking the field behind. Further features include wooden flooring, Velux skylight windows, exposed brick feature wall. The en-suite bathroom offers a glass block feature wall and has been fitted with a 3-piece suite comprising of a bath with overhead shower, low level WC and wash-hand basin. Further features include fully tiled walls, tiled flooring, recessed lighting to the bath, heated towel radiator and a window to the side elevation. The family bathroom has been fitted with a 3-piece suite comprising of a bath with overhead shower, WC and pedestal wash-hand basin. Further features include heated towel radiator, porcelain tiled walls and flooring and skylight window. Bedroom two situated to the front of the property with an exposed brick wall, feature fireplace, floorboards, and windows to the front with spot lighting and built-in storage. Bedroom three is a further double bedroom with laminate flooring and windows to the rear. Bedroom four offers floorboards, built-in storage cupboard, spot lighting and window to the front elevation.





GARDENS AND GROUNDS

Springfield Farm is accessed off West Road through a five-bar gate opening onto a spacious driveway laid with stone chippings providing off-road parking for multiple vehicles leading to the single garage with manual door. The single garage offers full power supply, high ceiling's, and a window to the side with potential to be converted into further living space. The front of the property is a lawned area surrounded by hedge boarders. A side gate provides access around to the rear garden. To the rear of the property lies a well presented landscaped garden predominately laid to lawn with a range of mature shrubs, flowers and a patio area ideal for outdoor furniture. The rear garden benefits from a private aspect with no overlooking properties behind and backs on to school playing fields.

SERVICES AND TENURE

All mains' services connected. Freehold.



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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