



**San-Marela, 77 West Road**  
Nottage, Porthcawl, CF36 3RY









## San-Marela, 77 West Road Nottage, Porthcawl, CF36 3RY

**£750,000** Freehold

**5 Bedrooms : 3 Bathrooms : 3 Reception Rooms**

Watts & Morgan are pleased to present to the market this substantial detached property in the village of Nottage, Porthcawl. Retaining many original features throughout and situated in an enviable position the accommodation comprises; entrance hallway, WC, lounge, dining room, kitchen/breakfast room. First floor landing, sitting room, master bedroom with en-suite, two further double bedrooms, family bathroom. Second floor landing, double bedroom, bathroom, bedroom/loft room. Externally the property provides a private driveway leading to an integral garage with gated car port adjacent, front & rear lawned gardens, triple garage & study with planning permission to convert into an annexe. EPC Rating; 'D'.

- Bridgend Town Centre 6.9 miles
- Cardiff City Centre 29.2 miles
- M4 (J37) 2.2 miles

**Your local office: Bridgend**

**T** 01656 644288

**E** [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)







## Summary of Accommodation

### GROUND FLOOR

Entrance porch & hall featuring composite partially glazed door, parquet flooring, half turn staircase & contemporary w/c.

Lounge is a sizeable reception room featuring secondary glazed windows to the front elevation & rear elevations with double doors leading out to the rear garden, parquet flooring 'Minster' fireplace with wood burning stove, built-in display cabinet and corner bar.

Dining Room is an impressive reception room featuring 'art deco' secondary glazed bay window to the rear elevation with hardwood parquet flooring, built-in cupboards and central gas fireplace with marble hearth and surround.

Kitchen/Breakfast Room has been fitted with a range of traditional oak wall and base units with roll top granite work surfaces. The kitchen features a 'Range' oven, plumbing and space for white goods, 'Belfast' sink & secondary glazed windows to the front and rear elevations.

Rear hall features hardwood door, ceramic floor tiles, courtesy door into integral garage and half turn staircase leading to a first floor sitting room with timber floorboards, Velux window and eaves storage.

### FIRST FLOOR

Landing accessed via sweeping carpeted staircase with window to the front elevation, hardwood parquet flooring and built-in airing cupboard housing hot water cylinder & carpeted staircase leading to second floor.

Master Bedroom is a sizeable double room featuring parquet flooring, window to the rear elevation & built-in wardrobes with overhead storage cupboards.

En-suite bathroom fitted with a white suite comprising stand-alone bath, dual flush WC, wall mounted sink, walk-in shower cubicle & window to the front elevation.

Bedroom Two is a further double room with carpeted flooring, window to the rear elevation and built-in cupboard with overhead storage.

Bedroom Three is a double room with window to the rear elevation, built-in wardrobe with overhead storage and carpeted flooring.

Family Bathroom has been fitted with a white suite comprising P-shaped Jacuzzi bath, low level dual flush WC, bidet, wall mounted sink inset within vanity unit & window to the front elevation.

### SECOND FLOOR

Landing featuring velux window and recessed spotlighting.

Bedroom Four is a double room featuring carpeted flooring, window to the rear elevation and eaves cupboards.

Bathroom has been fitted with a white suite comprising WC, wall mounted sink inset within vanity, built-in bath & a window to the rear elevation.

Bedroom Five/Storage Room could be utilised as a bedroom with carpeted flooring, window to the rear elevation and eaves cupboard.



# Awaiting Floorplan



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.

## GARDENS AND GROUNDS

'San-Marela' is accessed off the road onto a private driveway leading to an integral single garage with manual roller door and gated car port adjacent. To the rear of the property is a landscaped garden featuring central pond with pergolas and aggregate laid seating area. The garden is predominantly laid to lawn and houses a variety of mature shrubs, trees and plants. The property benefits from a substantial triple garage with electric roller shutter door and first floor home office with full services. There are additional outhouses/storage sheds housing white goods and the gas fired boiler.

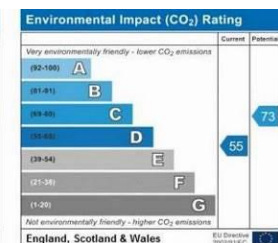
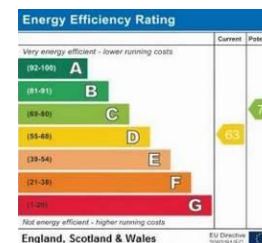
## SERVICES AND TENURE

All mains services connected. Freehold.

## NOTE

The property benefits from owned solar panels installed in 2011 at the higher rate for the duration of 30 years. Please note that planning permission has been granted to convert the existing garage into a granny flat/annexe. For further details please visit Bridgend County Borough Planning Department Ref; P/16/543/FUL. Further planning has been granted to build a single dwelling to the side of San-Marela. (This is not included in the sale).

For further details please visit Bridgend County Borough Planning Department Ref; P/18/555/FUL.







#### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

#### Cowbridge

T 01446 773 500

E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

#### Penarth

T 029 2071 2266

E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

#### London

T 020 7467 5330

E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)



@WattsandMorgan



wattsandmorgan



[wattsandmorgan.wales](http://wattsandmorgan.wales)

**WATTS & MORGAN** 160 YEARS