



£265,000
freehold

**Rockfields,
Nottage CF36 3NT**

- EPC Rating: C
- Semi Detached Dormer Bungalow
- Two / Three Reception Rooms
- Four / Five Bedrooms
- Bathroom & Shower Room





About The Property

Located within close proximity of Nottage Village and West Park Primary School is this well presented semi-detached dormer bungalow with versatile accommodation. Entrance hallway with wooden flooring. The lounge has a feature window and fireplace. To the rear there is a kitchen diner with a range of units and space for appliances. The dining room has French doors to the rear garden. On the ground floor there is also a shower room as well as a study or fifth bedroom. On the first floor there are four bedrooms along with the bathroom. Externally there is off road parking and to the rear there is an enclosed garden with patio and block paviour along with a garage (no vehicle access) and a store room. Viewing highly recommended. Energy Efficiency Rating = C

Accommodation

Hallway

Wooden floorboards. Carpeted stairs with carpet bars to the first floor. Coving to the ceiling. Radiator.

Study / Bedroom Five

11' 1" x 7' 11" (3.38m x 2.41m)

Wooden floorboards. Window to the front. Radiator.

Lounge

15' 8" x 12' 5" Into Recess (4.78m x 3.78m Into Recess)

Wooden floorboards. Feature window to the front. Modern feature wall lights. Brick faced chimney wall with wooden mantle and stone hearth. Radiator.

Dining Room

12' 10" x 11' 3" (3.91m x 3.43m)

Wooden floorboards. French doors to the rear garden. Under stairs storage. Coving to the ceiling. Radiator.

Kitchen

9' 6" x 9' 2" (2.90m x 2.79m)

Fitted with a range of wall and base with worktops over. Four ring gas hob with oven. Built in dishwasher. Sink and drainer. Store cupboard housing the boiler. Space for fridge freezer. Spotlights to the ceiling. Window and door to the rear.

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Bedroom One

12' 11" x 11' 1" (3.94m x 3.38m)
Window to the rear. Laminate flooring. Radiator.

Bedroom Two

11' 5" x 9' 9" (3.48m x 2.97m)
Window to the front. Laminate flooring. Radiator.

Bedroom Three

10' 3" x 8' 11" (3.12m x 2.72m)
Window to the rear. Laminate flooring. Radiator.

Bedroom Four

8' 9" x 8' 3" (2.67m x 2.51m)
Window to the front. Laminate flooring. Radiator.

Bathroom

Suite comprising bath with shower over and shower screen, wash hand basin and WC. Tiled walls and floor. Heated towel radiator. Spotlights to the ceiling. Window to the side.

External

There is a garden to the front with a selection of planting and an enclosed garden to the rear laid to brick paviour and patio. There is also a garage (no vehicle access) which is utilised for storage. There is also an additional storage shed to the rear of the garage. Off road parking to the side of the property. We have also been advised by the home owner that there is planning permission to extend the property to the side.

Shower Room

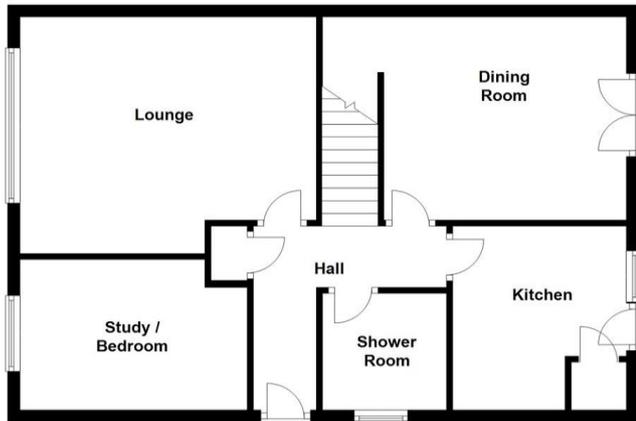
Suite comprising shower cubicle, vanity wash hand basin and WC. Provision for a washing machine. Tiled floor and walls. Spotlights to the ceiling. Window to the side.

Landing

Wood effect laminate flooring. Access to the bathroom and the four bedrooms. Walk in store cupboard.

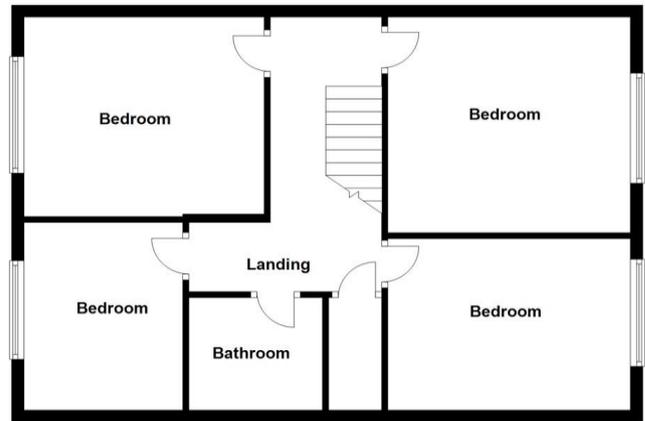
Ground Floor

Approx. 64.8 sq. metres (698.0 sq. feet)



First Floor

Approx. 64.9 sq. metres (698.7 sq. feet)



Total area: approx. 129.8 sq. metres (1396.6 sq. feet)

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.