



## Westgate Close, £300,000

- Spacious semi-detached bungalow
- Prime location in Westwood Close, Nottage
- Off-road parking to the front
- Council Tax Band D
- Ideal for downsizers, retirees, or investment buyers
- Freehold will be sold alongside as part of completion



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## About the property

\*Freehold will be sold alongside as part of completion\* Situated in a quiet cul-de-sac in the desirable location of Westgate Close in Nottage, Porthcawl, this spacious semi-detached bungalow is ideally positioned just a short stroll from the seafront and local coastal walks.

Offered for sale with no ongoing chain, this well-presented property offers fantastic potential for those looking to downsize, retire by the coast, or invest in a peaceful yet well-connected location.

Internally, the bungalow features a generous living area, a well-equipped kitchen, and good-sized accommodation throughout, offering comfortable single-level living with the added bonus of a conservatory to the rear. Externally, the property benefits from off-road parking to the front and a manageable garden space ideal for relaxing or entertaining.

This is a rare opportunity to acquire a bungalow in a highly sought-after part of Porthcawl, with all local amenities, transport links, and scenic coastal spots within easy reach.



## Accommodation

### Entrance Hall

### Lounge

12' 3" max x 18' 11" max ( 3.73m max x 5.77m max )

### Kitchen

9' 8" x 9' 8" ( 2.95m x 2.95m )

### Conservatory

9' 8" x 10' 9" ( 2.95m x 3.28m )

### Bedroom One

10' 8" max including recess x 13' 1" ( 3.25m max including recess x 3.99m )

### Bedroom Two

8' 3" x 10' 9" ( 2.51m x 3.28m )

### Bathroom

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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