

6 2 3

Flatholme Way, Nottage Porthcawl

£750,000

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peter

About the property

A rare opportunity to purchase a substantial and beautifully proportioned six-bedroom detached residence situated within the highly desirable Nottage area.

Offering over three floors of spacious accommodation, the property delivers outstanding family living with three impressive reception rooms, six generously sized bedrooms, two bathrooms, extensive off-road parking, garage and large established gardens.

The home enjoys wonderful views and an abundance of natural light throughout, with each room offering impressive dimensions rarely found in modern properties. Externally, the expansive driveway and garage provide excellent parking facilities, whilst the extensive gardens create the perfect setting for families and outdoor entertaining.

With the added benefit of solar panels and a highly desirable location close to local amenities, schools and the coast, this exceptional home combines space, practicality and lifestyle in equal measure.

A truly impressive family residence that must be viewed to appreciate the scale of accommodation on offer. "Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

Accommodation

Internal

Lounge/Dining Room

29' 10" x 12' 10" (9.09m x 3.91m)
An exceptionally spacious open-plan lounge/dining room extending the full depth of the property, providing a superb environment for both everyday family living and entertaining. This impressive dual-aspect reception room enjoys an abundance of natural light from windows to both the front and rear elevations, whilst a feature fireplace incorporating a cast iron electric-effect log-burning stove creates a warm and inviting focal point. Attractive flooring, decorative coving and elegant archways further enhance the room's character and appeal. Offering ample space for a wide range of lounge and dining furniture, the generous proportions and versatile layout make this a standout feature of the home, perfectly suited to modern family life and social gatherings alike.

Sitting Room

23' 7" x 12' 2" (7.19m x 3.71m)
A generously proportioned and inviting reception room, perfect for relaxing with family and friends. The room centres around an attractive stone fireplace incorporating a cast iron electric-effect log-burning stove, creating a wonderful focal point and cosy atmosphere. Open through to a dining area, this versatile space offers excellent flow for modern living and entertaining, whilst the large rear window allows plenty of natural light and provides a pleasant outlook over the garden. Finished with attractive flooring and offering ample space for a range of furnishings, this charming reception room is ideally suited to family life, combining warmth, character and practicality in equal measure.











Kitchen

13' 5" x 10' 6" (4.09m x 3.20m)
A beautifully presented kitchen fitted with a comprehensive range of solid oak door wall and base units, complemented by premium granite work surfaces. Flooded with natural light from multiple windows overlooking the gardens, the room enjoys a bright and welcoming atmosphere throughout. A striking brick-built chimney breast houses a range-style cooker, creating an attractive focal point and enhancing the kitchen's character. Offering an abundance of worktop space, excellent storage and generous room for family dining, this spacious kitchen successfully combines charm, quality and practicality, making it ideal for both everyday family living and entertaining alike.

Conservatory

Irregular Shaped Room 15' 5" maximum x 9' 6" maximum (4.70m maximum x 2.90m)
A delightful conservatory providing an additional reception space and enjoying wonderful views over the rear garden. Surrounded by large glazed windows, this bright and airy room is flooded with natural light and offers seamless access to the patio, making it ideal for relaxing, entertaining or enjoying the garden throughout the seasons. A versatile and inviting space that perfectly complements the family accommodation on offer.

Hall

Office

7' 7" x 7' 7" (2.31m x 2.31m)
A versatile home office enjoying a pleasant outlook to the front aspect, creating an ideal environment for remote working or studying. Offering space for desks, storage and office equipment, this practical room benefits from excellent natural light and could also be utilised as a hobby room, nursery or occasional sixth bedroom, subject to individual requirements. A valuable addition to this spacious family home, perfectly suited to modern lifestyles.

Utility Room

A practical and well-appointed utility room fitted with additional storage units, work surfaces and a sink unit, providing valuable space for laundry and household tasks. With plumbing for appliances, natural light from the side window and direct access to the garden, this highly functional room helps keep the main kitchen clear while offering excellent everyday convenience for busy family life.

Garage

17' 9" x 9' 10" (5.41m x 3.00m)

Bedroom 1

16' 1" x 12' 10" (4.90m x 3.91m)
A spacious and well-presented principal bedroom enjoying a pleasant outlook and an abundance of natural light through the large rear-facing window. Generously proportioned, the room provides ample space for a double bed and a full range of bedroom furniture, creating a comfortable and relaxing retreat. The neutral décor further enhances the sense of space, while the elevated position offers attractive views across the surrounding area. A superb main bedroom befitting a home of this size and stature.

Bedroom 2

39' 4" x 12' 2" (11.99m x 3.71m)
A truly impressive second-floor bedroom of exceptional proportions, offering a versatile and spacious layout ideal as a generous double bedroom, guest suite or teenager's retreat. Benefiting from Velux roof windows, a rear-facing window and two additional end windows, the room is flooded with natural light and enjoys attractive elevated views. The extensive floor space provides ample room for bedroom furniture, study areas and additional seating, while six large eaves storage cupboards provide excellent and easily accessible storage. This superb room perfectly showcases the remarkable size, flexibility and practicality found throughout this substantial family home.







Bedroom 3

Irregular Shaped Room 13' 1" maximum x 13' 1" maximum (3.99m maximum x 3.99m)
A spacious and well-presented double bedroom enjoying a pleasant open outlook through the large window, which allows an abundance of natural light to flood the room. Offering ample space for a double bed and accompanying bedroom furniture, this comfortable room is ideal for family members or guests. Tastefully decorated in neutral tones, it provides a bright and relaxing retreat whilst continuing the theme of generous proportions showcased throughout this impressive home.

Bedroom 4

Irregular Shaped Room 12' 10" maximum x 12' 2" maximum (3.91m maximum x 3.71m)
A spacious double bedroom enjoying a bright aspect and pleasant outlook from the large window overlooking the surrounding area. Generously sized, the room offers ample space for a double bed and additional furniture, whilst the neutral décor enhances the sense of light and space. Ideal as a family bedroom or guest room, this comfortable accommodation continues the theme of well-proportioned living found throughout the property.

Bedroom 5

Irregular Shaped Room 12' 2" maximum x 10' 6" maximum (3.71m maximum x 3.20m)
A bright and generously sized bedroom enjoying pleasant views through a large window, allowing plenty of natural light to fill the room. Offering ample space for a double bed and a range of bedroom furnishings, this well-presented room provides comfortable and versatile accommodation for family members or guests. Neutrally decorated throughout, it creates a welcoming and relaxing space whilst continuing the property's theme of spacious and flexible living.

Bedroom 6

13' 11" x 6' 11" (4.24m x 2.11m)
A versatile bedroom offering flexible accommodation to suit a variety of needs. Currently utilised as a sitting room/study space, this bright and comfortable room benefits from a large window providing natural light and could serve equally well as a bedroom, nursery, home office or hobby room. Well proportioned and adaptable, it further enhances the impressive versatility of this substantial family home.

En Suite - Room 1

Bathroom

13' 11" x 6' 11" (4.24m x 2.11m)

A spacious family bathroom, beautifully appointed with a contemporary suite comprising a freestanding roll-top bath, separate shower enclosure, wash hand basin and WC. Finished with attractive tiling and enhanced by multiple windows providing excellent natural light, the room offers both style and practicality. Generously sized and thoughtfully designed, this impressive bathroom creates a luxurious space in which to relax and unwind.

Workshop

16' 5" x 11' 6" (5.00m x 3.51m)









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Total floor area 290.5 m² (3,127 sq.ft.) approx

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