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41 New Road  
Porthcawl  
CF36 5DL

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Asking price **£345,000**

A beautifully presented traditional stone built cottage

Charming original features throughout

Just a short stroll to local beaches, parks and Porthcawl Town Centre

Convenient commuter access to Junction 37 of the M4 and the A48

An ideal purchase for a holiday home

Two reception rooms plus kitchen/breakfast room

Three good sized bedrooms plus family bathroom

Immaculately maintained front and rear gardens

Off road parking

Viewings highly recommended





Honeysuckle Cottage is an attractive traditional stone built cottage located just a short stroll from popular beaches and the town centre of Porthcawl. The property is lovingly maintained by the current vendor and would make an holiday home.

The property is entered via a PVCu and glazed panel door into an entrance porch with windows to both sides and a further PVCu glazed panel door leading into the sitting room. The sitting room is a bright and airy space with ornate alcove shelving, feature fireplace and a staircase rising to the first floor accommodation. There is a window to the front providing light and views and two doorways leading into the lounge. The lounge is a spacious room with a window to the front providing light and the same views as the sitting room. It offers a feature fireplace, alcove display shelving and the room could afford to comfortably house a dining table and chairs. To the rear of the

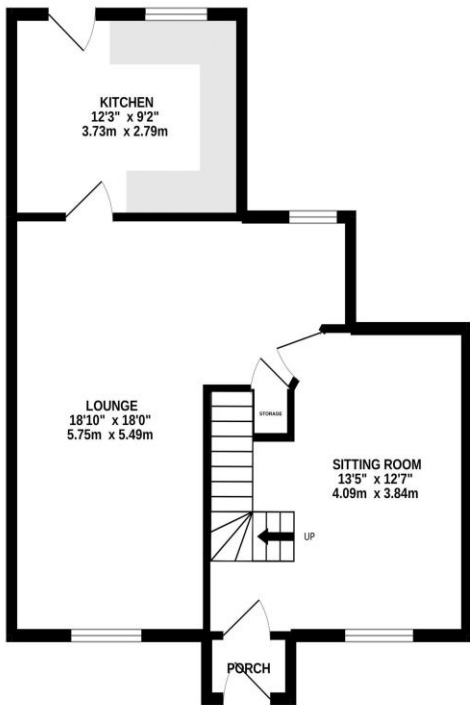
room there are doorways leading to a useful understairs storage cupboard and through to the kitchen/breakfast room. The kitchen/breakfast room is flooded with natural light from a large window within the kitchen providing views of the courtyard garden and a PVCu glazed panel door from the breakfast area. The kitchen is fitted with traditional country cottage style wooden units with a laminated worksurface over. There is space for a fridge/freezer, space for two appliances, an integrated electric oven with a four burner gas hob above, ornate splashback tiling and a stainless steel sink unit.

To the first floor the landing gives access to all three bedrooms, a loft inspection point and the family bathroom. Bedrooms one and two are both located to the front of the property and are both good sized double bedrooms. Each room has a window to the

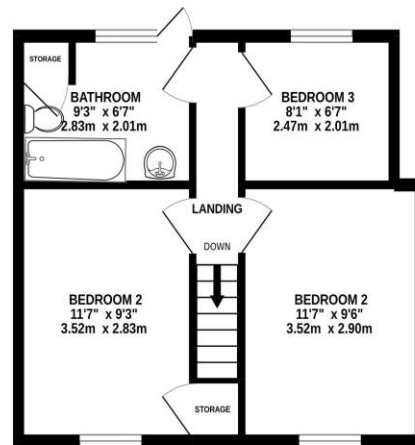
front providing light and views over the garden, with bedroom one featuring a cushioned window seat area. The rooms offer an abundance of fitted wardrobe storage and bedroom two has access to a storage cupboard. Bedroom three is a generous sized single bedroom with a window to the rear. The spacious family bathroom has been fitted with a cream three piece suite comprising; pedestal wash hand basin, low level WC and wooden panelled bath with a Victorian style showerhead attachment. There is an obscured glazed window to the rear, splashback tiling to all wet areas, a wall mounted vanity mirror above the sink unit and an airing storage cupboard currently housing a recently fitted Worcester gas combination boiler.

Outside to the front of the property, a brick pavia driveway bordered by two low level stone walls provide off road parking with a further area to one side laid to articulate grass. The driveway is accessed via a set of painted wrought iron gates. A further pedestrian gate from the road side leads to the front porch. To the rear of the property is a beautifully landscaped courtyard garden laid mainly to coloured patio and ornate stone chippings. There is a large wooden shed and a stepping stone pathway that leads alongside the shed and meanders behind a neighbouring property to a stone built outhouse.

**GROUND FLOOR**  
551 sq.ft. (51.2 sq.m.) approx.



**1ST FLOOR**  
381 sq.ft. (35.4 sq.m.) approx.



**TOTAL FLOOR AREA : 932 sq.ft. (86.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Directions

From Junction 37 of the M4, join the A4229 signposted Porthcawl/Cornelly. At the first roundabout proceed straight taking the second exit. At the third roundabout take the third exit remaining on the A4229. At the next roundabout, take the second exit to join the A4106. At the next roundabout take the first exit signposted Sandy Bay. Continue ahead and at the next roundabout take the first exit onto New Road. The property can be found on the right hand side as indicated by our for sale board.

### Tenure

Freehold

### Services

All mains  
Council Tax Band D  
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,  
Mid Glamorgan, CF31 1LH  
**01656660036**  
[bridgend@hrt.uk.com](mailto:bridgend@hrt.uk.com)

**hrt** Est. 1926 **RICS**

06:22, 4:13 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
41, New Road Porthcawl, CF31 1LH CF31 1LH	Energy rating <b>D</b>	Valid until: 7 July 2028 Certificate number: 0152-2818-6439-2200-0311
Property type		Mid-terrace house
Total floor area		92 square metres

**Rules on letting this property**

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**Energy efficiency rating for this property**

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



