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24 Laburnum Drive

Porthcawl,

Bridgend,

CF36 5UA

24 Laburnum Drive

Asking price **£330,000**

Situated in the popular Newton village location within close proximity to local school, shops, Porthcawl Medical Centre and Porthcawl sea front is this well-proportioned three bedroom detached bungalow with garage, car port, conservatory and selling with no on-going chain.

Detached three bedroom bungalow

Garage

Carport and off-road parking

Conservatory

Popular Newton location

Walking distance to Porthcawl beaches

Close proximity to local schools, shops and Porthcawl Medical Centre

Close proximity to junction 37 of the M4

No chain

View the property online with our virtual tour attached





In need of some moderation but with ample potential is this detached three bedroom bungalow with garage, car port, conservatory and situated in the popular Newton location within close proximity to local shops, amenities and junction 37 of the M4.

The property is entered via a UPVC door into a porch and an obscure glazed door into the inner hallway. From the hallway there are doorways leading to the kitchen, lounge, all three bedrooms and shower room.

The lounge is an impressive size room that stretches across the front of the property with featured fireplace and large double glazed window to the front allowing natural light to pour into the space.

The kitchen has been fitted with a matching range of base and eyelevel units with matching worktop space and consists of a four ring burner gas hob, built-in oven, fitted sink with mixer tap, plumbing for two appliances, splashback tiles and a double glazed UPVC window and door to the side.

The shower room has been fitted with a three-piece suite comprising; a low-level WC, vanity wash hand basin unit and shower suite with slide panel door. There is a chrome ladder radiator, tiled walls, tiled flooring and two obscure double glazed windows to the side.

Bedroom two and three are well proportioned sized rooms each with a double glazed UPVC window. Bedroom three benefits from built-in storage.

The main bedroom is a good sized double room laid to carpet with a double glazed aluminium sliding door to the conservatory.

The conservatory is made up of a UPVC construction with wall surround, benefits from plumbing making it a usable space and double glazed UPVC French doors leading out to the garden and a double glazed UPVC door leading to the garage which benefits from power.

To the front of the property is a gated driveway providing off-road parking ahead of the garage and carport. To the rear of the property is a fully enclosed garden made up of mostly lawn with separate patio areas with two outbuildings and gated access back to the driveway.





Directions

Traveling to Porthcawl, from Laleston proceed down the hill at the first roundabout, take the first left hand turning and immediate left. Then take the right turn onto Birch Walk and bare right, continue along this road and take the next left onto Laburnum Drive where the property will be found on the left hand side as indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band E
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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62704_1137_A01 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
24 Laburnum Drive Porthcawl CF36 5UA	Energy rating C	Valid until: 25 June 2034
		Certificate number: 9960-3387-0322-0329-3643
Property type	Detached bungalow	
Total floor area	80 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-leased-property-minimum-energy-efficiency-standard-landlord-guidance).		
Energy rating and score		
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.
See how to improve this property's energy efficiency .		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
For properties in England and Wales: the average energy rating is D, the average energy score is 60.		
Score	Energy rating	Current Potential
92-100	A	92-100
81-91	B	81-91
69-80	C	69-80
55-68	D	55-68
39-54	E	39-54
21-38	F	21-38
1-20	G	1-20

<https://find-energy-certificates.service.gov.uk/energy-certificates/9960-3387-0322-0329-3643/print>

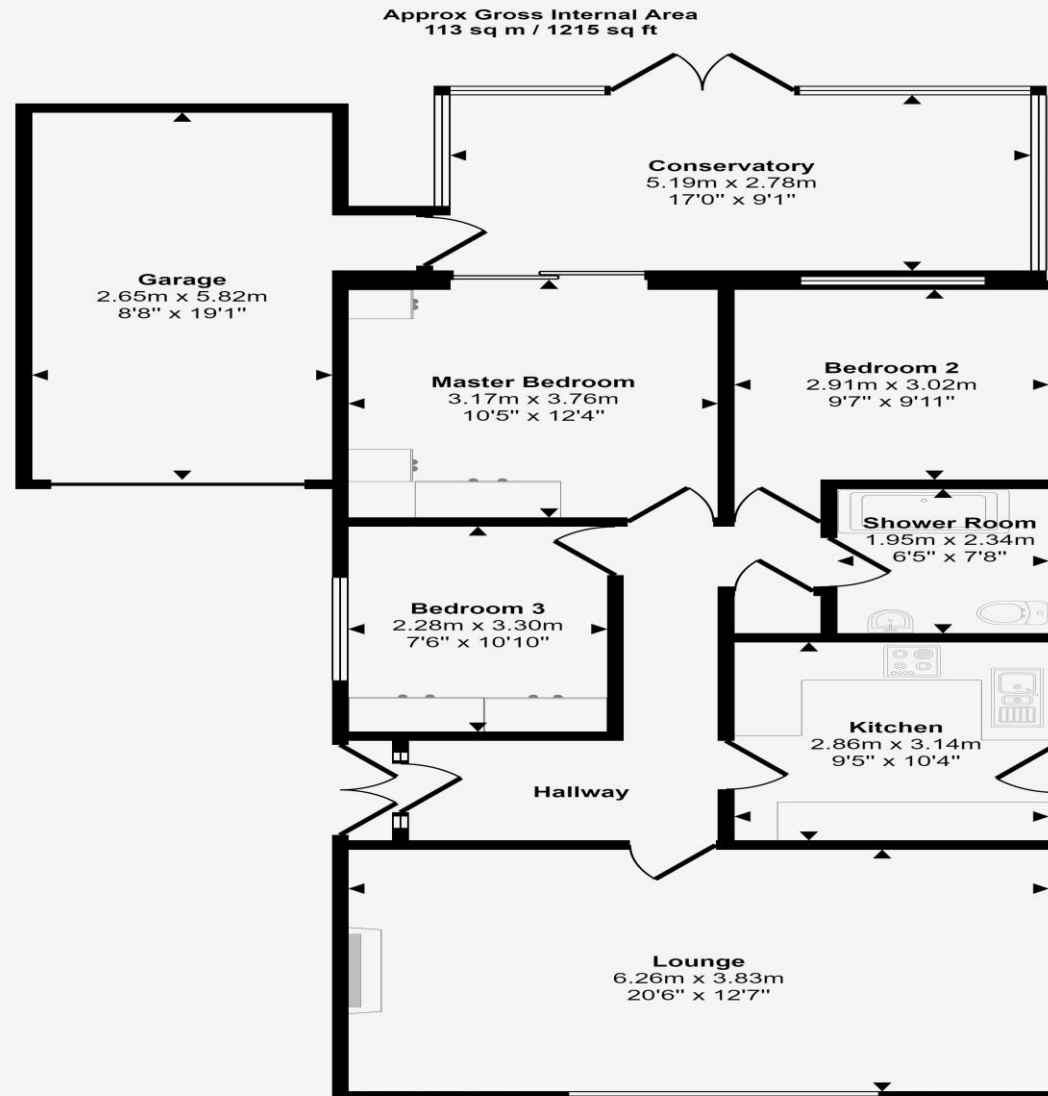
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that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





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

