



**hrt**  
herbert r thomas

3 The Links Locks  
Common Road  
Porthcawl, CF36 3DZ

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## 3 The Links Locks Common Road

Asking price **£350,000**

Situated in an elevated position with uninterrupted stunning sea views, within the coastal town of Porthcawl is the immaculately presented two bedroom first floor apartment being sold with no onward chain.

Luxurious two bedroom two ensuite first floor apartment

Beautiful sea views across Rest Bay and the common

Short distance to Porthcawl town centre

Adjacent to footpath leading to rest bay beach and porthcawl town

Near local playing fields

Gated parking with Two allocated parking bays

Well presented

Open plan kitchen/diner/living area with stunning views









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The property is entered into an entrance hallway with laminate flooring, door to the open plan kitchen/living space and doorways to the cloakroom and two principal bedrooms. The kitchen and living space are open plan. The kitchen has been fitted with a matching range of base and eye level units with granite worktops. There is an integrated wine cooler, built-in double oven, four ring Neff ceramic hob, integrated fridge and integrated washing machine, high gloss tiled flooring to the kitchen area, laminate flooring to the lounge, French doors to Juliet balcony and double doors to a traditional balcony. The balcony provides a seating area enjoying uninterrupted coastal views across the channel towards North Devon. The cloakroom is a generous sized storage area with built in shelves and eye level units with fully tiled walls and flooring. The master bedroom has UPVC twin double glazed windows to rear, door to cupboard housing hot water tank and

doorway to a bathroom. The bathroom has been fitted with a three-piece suite comprising of concealed cistern WC, wash hand basin and bath with independent shower over. There is a chrome heated towel rail, full height tiling to walls and large wall mounted mirror. The second bedroom has French doors to Juliet balcony overlooking the rear, laminate flooring, bespoke fitted wardrobes and door to en-suite shower room. The shower room has been fitted with a three-piece suite comprising of double shower cubicle, vanity unit wash handbasin and concealed cistern WC. There is a chrome heated towel rail, tiled flooring, recessed spotlights and feature mirrored wall.

Outside to the rear of the property is an enclosed shared garden with electric gated access and two allocated off-road parking spaces. Viewings on the property are highly recommend to appreciate the views and location on offer.

There are approximately 107 years left on lease. The ground rent is £100 for the first 25 years from 2011, then £150 until 50 years, then £200 to 75 years, then £250 to 100 years and then £300 until the end of term. The annual service charge is approximately £4500





## Tenure

Leasehold

## Services

Council Tax Band

EPC Rating

## Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

## Directions

From junction 37 of the M4, travel along the dual carriageway following signposts for Porthcawl. Travel over the first round about at the second round about take the third exit, proceed along this road passing the Grove Golf Course on your right hand side. At the next roundabout take the third turning and proceed along this road into Fulmar Road. Proceed along this road with the sea view on your right hand side. You will see three apartment buildings on the left. The Links is the

Viewing strictly by appointment  
through Herbert R Thomas

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**hrt** Est. 1926



10/02/2023 3:50 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
2 The Links Llynys-y-Cyffwrdd Road Porthcawl, Bridgend CF31 1LH	Energy rating <b>C</b>	Valid until 10 September 2028	Certificate number 9103-8214-8729-0297-0183
Property type Mid-floor flat			
Total floor area 62 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/landlords-exemptions-requirements-energy-efficiency-standards-landlords>.

**Energy efficiency rating for this property**

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

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

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
44-54	E		
34-43	F		
2-33	G		

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.

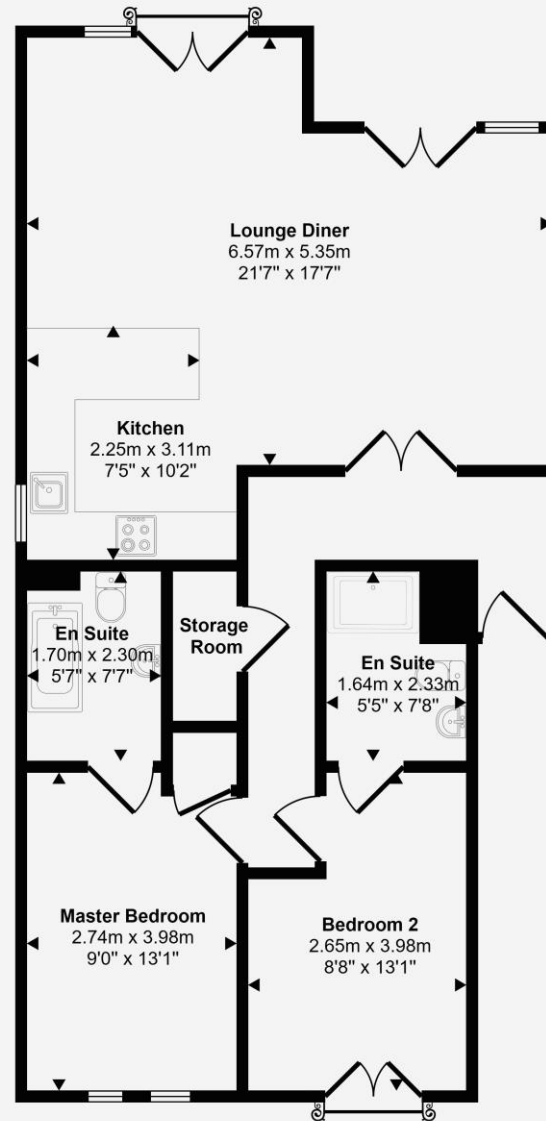
For properties in England and Wales:  
the average energy rating is D.  
the average energy score is 60.







Approx Gross Internal Area  
77 sq m / 833 sq ft



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.

