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21 Lougher Gardens  
Porthcawl,  
Bridgend,  
CF36 3BJ



# 21 Lougher Gardens

Asking price **£650,000**

Being sold with no onward chain is this traditional substantial semi-detached property with sea views boasting six bedrooms three impressive sized reception rooms and located within walking distance from the seafront in one of Porthcawl's highly sorted after locations.

No chain

Substantial 6 bedroom property

Three reception rooms

Original features throughout

Sought after Porthcawl location

Walking distance to the seafront and Porthcawl Town Centre

Good sized front and rear gardens

Close to Rest Bay and Newton beaches

Great commuter access via J37 of the M4

Lots of potential









Herbert R Thomas are pleased to present this charming traditional six bedroom semi-detached property with original features throughout. Located on the highly sought after Lougher Gardens Porthcawl with sea views, walking distance to the seafront and beach, great commuter access and close to schools shops and amenities.

The property is entered via a partly glazed uPVC door into an entrance hallway with featured porthole window allowing additional light into the space, with staircase rising to the first floor landing and doors to the three reception rooms, kitchen and shower room. The lounge is a substantial sized reception room laid to the original Parquet flooring with featured fireplace, stone wreath, picture rail, high skirting boards and uPVC double glazed bay window to the front with bespoke shutters. The dining room is another good sized reception room with the original Parquet flooring, feature fireplace, picture rail, high skirting boards and large twin double glazed windows to front with bespoke shutters. The sitting room has the same continuation of original Parquet, built-in storage cupboards and twin double glazed windows to rear overlooking the garden. The shower room is fitted with a three-piece suite comprising of a low-level WC, pedestal wash handbasin and corner shower suite with waterfall showerhead. There is UPVC panelling in the wet areas and a frosted glazed window to rear. The kitchen is fitted with a matching range of base and eye level units with squared worktop surfaces, matching breakfast bar and consists of a one and a half stainless steel sink with swan mixer tap, four burner gas hob and built-in oven with complimentary extractor fan overhead. There is original quarry tiled flooring, stylish splashback tiles, four double glazed UPVC windows with partially glazed wooden door through to utility room. The utility room consists of worktops with stainless steel sink, space for fridge freezer and additional white goods with double glazed UPVC windows to the front and side with UPVC glazed door leading out to the garden.

To the first floor landing, there are doors to the family bathroom, separate WC, and the four bedrooms as well as a staircase rising to the

second floor landing. The largest bedroom/additional reception room is an impressive sized room with a bay fronted double glazed UPVC window overlooking the front garden with a sea view and has a featured fireplace and is laid to carpet. Bedroom two is another good sized double room laid to carpet with wash handbasin vanity unit and twin double glazed windows of front. Bedroom three is a well-proportioned room with built-in storage and double glazed window overlooking in the garden. Bedroom four is a single bedroom laid to carpet with a double glazed window to rear. The family bathroom is fitted with a three-piece suite comprising of a bath, pedestal wash hand basin and low level WC with fully tiled walls and frosted double window side.

To the second floor landing there is a window and doors to the bedrooms five and six and loft room. Bedroom five is a good sized

double room laid to carpet with built-in storage cupboard, a wash handbasin, vanity unit and large double glazed UPVC window to the rear. Bedroom six is another good sized double room laid to carpet with wash handbasin and double glazed UPVC window to the front with a sea views. The loft room is an L shaped multifunctional room with two Velux windows, in-built storage, radiator and plumbing.

To the front of the property is a substantial front garden laid to lawn and driveway providing ample off-road parking ahead of the property entrance.

To the rear of the property is a generous sized mature garden with useful outbuildings for additional storage.





## Tenure

Freehold

## Services

All mains services

Council Tax Band G

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.

# AWAITING EPC

## Directions

From our office on Derwen Road Head north on Derwen Rd towards Wyndham St Turn left onto Boulevard De Villenave D'Ornon/A4061 At the roundabout, take the 1st exit onto Tondur Rd/A4063 Turn right onto Park St/A473 for 2.1 mi until you reach the Laleston roundabout At the roundabout, take the 2nd exit onto A4 for 0.5 mi At the roundabout, take the 1st exit onto Bridgend Rd/A4106 for 2.1 mi At the roundabout, take the 2nd exit onto A4106 for 0.9 mi At the roundabout, take the 1st exit and stay on A4106 for 0.7 mi At the roundabout, take the 3rd exit and follow the road around to the sea front. Carry along the sea front, passing the Grand Pavillion until you reach the Atlantic Hotel Laughor gardens directly after

Viewing strictly by appointment  
through Herbert R Thomas

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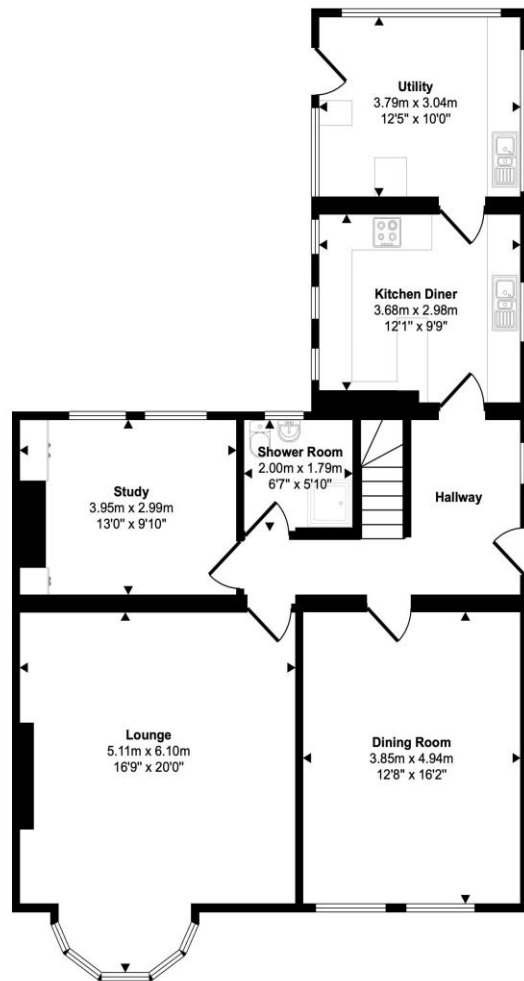
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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





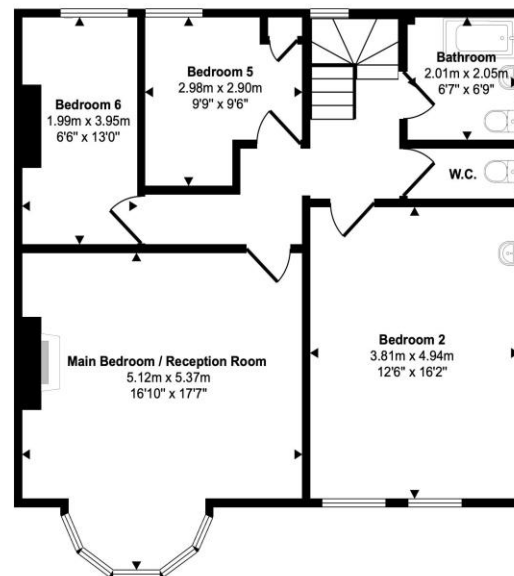


Approx Gross Internal Area  
242 sq m / 2600 sq ft

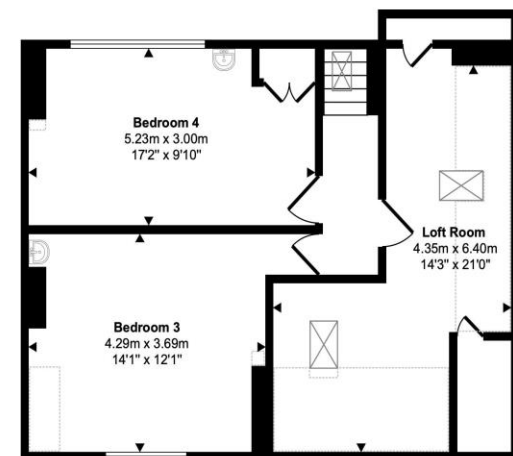


Ground Floor  
Approx 103 sq m / 1113 sq ft

 Denotes head height below 1.5m



First Floor  
Approx 77 sq m / 827 sq ft



Second Floor  
Approx 61 sq m / 661 sq ft

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.



