

**hrt**  
herbert r thomas

84 South Road  
Porthcawl, Bridgend, CF36  
3DA

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## 84 South Road

Asking price **£764,350**

Situated on the periphery of Porthcawl town, within close proximity to award-winning beaches, is this executive, architect-designed four double bedroom, four reception room detached family home offering spacious and versatile accommodation with a coastal lifestyle.

Executive four double bedroom detached home

Four spacious reception rooms

Large plot with front and rear gardens

Electric gated access

Ideal for modern family life and coastal living

Close proximity to Porthcawl town centre and award-winning beaches

Built circa 1979 with just two owners from new

Versatile layout with potential for further conversion

Integrated security system

Viewings highly recommended





This impressive four double bedroom detached property is set in an exclusive cul-de-sac location in the popular seaside town of Porthcawl. Thoughtfully designed with architectural flair, the home blends generous living space with modern convenience. Located just a short distance from Porthcawl's town centre, renowned beaches, and scenic coastal walks, it offers the perfect balance between tranquillity and vibrant seaside living. Entered via a PVCu double glazed door flanked by a glazed panel, the spacious entrance hallway features a large storage cupboard, staircase to the first-floor landing, and doors leading to four well-proportioned reception rooms and a kitchen. The kitchen is fitted with a range of solid wood units with worktop space over, space for integrated dishwasher, sink unit with mixer tap, and a built-in eye-level double oven. Dual-aspect windows to the rear and side elevations allow plenty of natural light, with a doorway providing access to the utility room and external access to the garage side door. The utility room offers plumbing and space for two appliances, base units with worktop, a sink with mixer tap, a large built-in storage cupboard, continuation of the vinyl flooring, and a PVCu double glazed door leading to the side of the property. Two doors from the hallway open into the dining room and lounge, which are separated by a striking stone-fronted fireplace with gas fire. Both rooms overlook the large rear garden through French doors flanked by full-length windows. The lounge also benefits from an additional window to the side elevation. Coving to the ceilings adds a touch of elegance. The remaining two versatile reception rooms also lead off the hallway and feature front-facing PVCu double glazed windows, ideal for use as a home office, playroom, snug or music room. Upstairs, a spacious landing provides access to all bedrooms and the family bathroom, with a loft inspection point and a double storage cupboard. A separate doorway leads to a large eaves area at the front of the property, currently used for storage but offering potential for conversion into a

further bedroom or office space, subject to the necessary permissions. Three double bedrooms span the rear of the property, each with PVCu double glazed windows overlooking the garden. The principal suite boasts bespoke fitted bedroom furniture by Sigma and a private en suite bathroom featuring a four-piece suite comprising bath, shower cubicle, vanity unit wash hand basin, and WC. The ensuite also benefits from marble-effect PVCu wall panelling, clad ceiling, tiled flooring, a heated towel rail, and a window to the side elevation. The fourth bedroom, located to the front of the property, features a PVCu double glazed window and coved ceiling. The family bathroom is fitted with a three-piece suite including bath with overhead shower, built-in wash hand basin, and WC. A PVCu double glazed window to the side provides natural light, and the bathroom also benefits from a heated towel rail, marble-effect PVCu wall panelling, tiled flooring, and a storage cupboard with potential for a free standing shower. Externally, the front of the property is enclosed by a stone wall and accessed via electric gates. The large front garden is predominantly laid to lawn with

a patio seating area, a generous gravelled driveway leading to the garage with an electric sectional door and offering ample parking. To the rear is a spacious, enclosed garden bordered by walling and hedgerow, primarily laid to lawn with a patio area ideal for outdoor dining and entertaining. The property also features a comprehensive security suite with external cameras and internal alarm system for added peace of mind. Viewings are highly recommended to fully appreciate the location, design, and opportunity on offer with this unique coastal home.





## 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.

28/04/2025, 15:38 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)	
31 South Road, Porthcawl, CF31 1LH	Current rating: <b>D</b> Valid until: 27 April 2029
Property type: Detached house	Certificate number: 6635-724-6459-0328-8232
Total floor area: 186 square metres	

**Rules on letting this property**

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

**Energy rating and score**

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

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

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

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.

<https://find-energy-certificate.service.gov.uk/energy-certificates/6635-724-6459-0328-8232/printout>

## Directions

From the M4, take exit 37 towards Pyle and Porthcawl. At the Pyle Interchange, take the third exit onto the A4229. Continue straight through several roundabouts for approximately three miles. At the final roundabout, take the third exit, continuing onto Fulmar Road. Shortly after, turn left onto South Road. The property will be located on your left-hand side.

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  
221 sq m / 2384 sq ft



Ground Floor

Approx 111 sq m / 1195 sq ft

First Floor

Approx 110 sq m / 1189 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.

