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5 Church Street

Porthcawl,

Bridgend,

CF36 5NP

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Asking price **£685,000**

A beautiful four bedroom detached property within the Taylor Wimpey development of The Grange, Porthcawl with two reception rooms, three bathrooms, four double bedrooms, garage, ample driveway parking and just a short distance from Newton beach, local shops and amenities.

Four double bedroom detached property

Beautifully presented throughout

Approximately 600 metres from Newton beach

Private gated community of just three detached properties

Two reception rooms and three bathrooms

Spacious kitchen/diner with integrated appliances

Dual lighting in all rooms

Landscaped rear garden

Wooden cabin/summerhouse

Garage and driveway parking





Situated approximately 600 metres from Newton beach is this four bedroom detached property, originally the show home for The Grange, boasts many upgrades with two reception rooms, three bathrooms, garage, outside wooden cabin/summerhouse, ample off-road parking and within close proximity to local shops and amenities.

The front door opens into a spacious entrance hallway laid to tiled flooring with the staircase rising to the first floor landing and doorways to the lounge, study, kitchen/diner, storage cupboard and utility/cloakroom. The lounge spans the full depth of the property and benefits from a window to the front along with French doors to the rear leading out to the garden. The spacious room can accommodate plenty of furniture and has double glass doors allowing the room to be opened up into the kitchen/diner. The study makes an ideal home office but could also be perfect for a play room or sitting room with a window to the front. The kitchen/diner is a modern space with French doors opening onto the rear garden. The kitchen has been fitted with a stylish range of base, wall and drawer units complemented by granite work surfaces over, matching up stands and splash back's. There is an inset sink unit, electric high level double oven, induction hob and integrated dishwasher and fridge/freezer. The room will comfortably fit a six or eight seater dining table. Next to the kitchen lies a generous cloakroom/utility room. The room has been fitted with base units complimented by granite work surfaces comprising an integrated washing machine, there is also a sink unit and WC.

To the first floor landing there are doorways to all four bedrooms and the family bathroom.

The main bedroom is a generous size room with three built-in wardrobes along with a walk-in storage area and a doorway to the ensuite shower room. The ensuite has been fitted with a three-piece suite comprising; generous double shower with thermostatic shower over, pedestal wash handbasin and WC. There is a window to the rear, the walls are fully tiled and finished with a chrome towel rail and laid to tiled flooring. Bedroom two is another generous double room with fitted wardrobes, airing cupboard and doorway to the ensuite. The ensuite has been fitted with a three-piece suite comprising; double shower with thermostatic shower, pedestal wash handbasin and a WC. Bedrooms three and four are both double rooms positioned to the front of the property with views over the Village. The family bathroom has been fitted with a three-piece suite comprising; a panelled bath, pedestal wash handbasin and a WC. The walls are fully tiled and include a large fitted mirror and a window to the side.

The property is approached via a private driveway allowing access for just three detached properties within a gated community. There is driveway parking to the side and a garage complete with power, light and doors to the front and side. The front garden is beautifully landscaped enclosed with a wrought iron fence with gate and pathway leading to the front door. The rear garden has a patio leading from the property with raised planters, well stocked shrubs and the remainder of the garden laid to lawn. A pathway leads to the garage and shed. Steps from the patio lead to a further path and additional patio area which gives access to a bespoke 30ft wooden cabin.

There is a management charge on this property, speak to a member of staff at HRT Estate Agents for further information.

Viewings are highly recommended.





Directions

From Junction 37 of the M4 Motorway, follow the A4229 heading towards Porthcawl, going straight over the first roundabout and bearing right at the second roundabout. Follow the road until you reach the third roundabout where you'll need to take the first exit onto Newton Nottage Road. Follow the road until you reach the fourth roundabout. Take the third exit onto Bridgend Road then take the second left onto Clevis Crescent leading onto Clevis Hill. You will approach the Village green and take the next left onto Church Street, drive past the Jolly Sailor and follow the road around, the property will be on the left hand side.

Tenure

Freehold

Services

All mains

1029204, 4/18/2016 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
1 Church Street The Grange NEWTON CF31 1LH	Energy rating B	Valid until 16 March 2022	Certificate number 9111-3653-3676-2892-2188
Property type Total floor area		Detached house 153 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-rented-property-minimum-energy-efficiency-standards-guidance).			
Energy rating and score			
This property's energy rating is B. It has the potential to be A.		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	

<https://find-energy-certificate.service.gov.uk/energy-certificate/9111-3653-3676-2892-2188/summary>

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Viewing strictly by appointment through Herbert R Thomas

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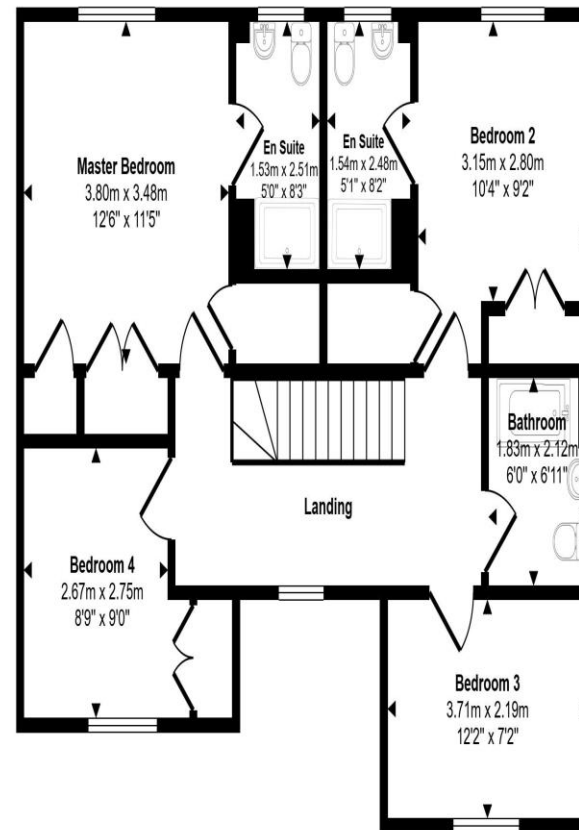
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



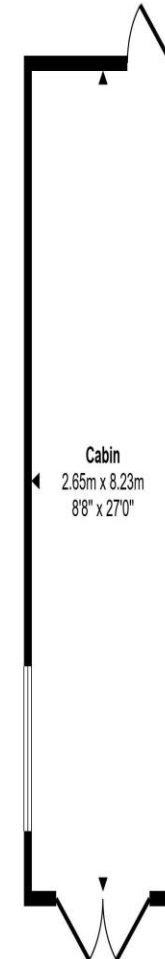
Approx Gross Internal Area
187 sq m / 2008 sq ft



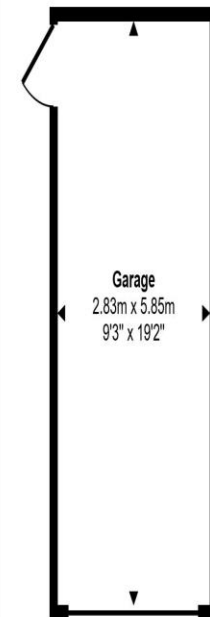
Ground Floor
Approx 74 sq m / 800 sq ft



First Floor
Approx 74 sq m / 795 sq ft



Cabin
Approx 22 sq m / 235 sq ft



Garage
Approx 17 sq m / 179 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.

