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74 Sandpiper Road
Porthcawl, CF36 3UT

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Asking price **£367,500**

Situated in the popular Nottage Village, Porthcawl moments away from Rest Bay Beach and close proximity to local school ,shops and amenities is this well presented detached bungalow situated on an impressive sized plot with a wraparound garden and double garage.

Detached three bedroom bungalow on an impressive plot

Double garage

Sunroom with access to westerly facing garden

Kitchen with utility room

Generous sized lounge diner

Bathroom and downstairs WC

Popular Nottage Porthcawl location

Short distance to Rest Bay Beach, West Park primary School, local shops and amenities

Room to extend subject to planning permission

Viewing recommended to appreciate





This detached bungalow with impressive garden plot and double garage is situated in the highly sought after Nottage location, close to Rest Bay Beach with great transport links via junction 37 of the M4 and bus routes and has tons of potential to extend subject to planning permission.

The property is entered via a porch through to the hallway with staircase rising to the first floor landing and doors to the lounge diner and ground floor bedroom/multi-purpose room. The ground floor bedroom is an impressive sized double /multi-purpose room which works as a good sized reception room with double glazed door through to the sunroom. The sunroom was previously the conservatory and has been upgraded with a pitch tiled roof, tiled flooring, dwarf walls, UPVC double glazed windows and French doors giving access to the fully enclosed garden. The L shaped lounge/diner is an exceptional sized reception room allowing for ample furniture opportunities and creates a social element with the featured fireplace, a useful under stair storage with cupboard, two double glazed windows to the front allowing natural light to pour into the space and a door through to the kitchen. The Kitchen is fitted with a matching range base and eye level units with splashback tiles and comprises of a stainless steel sink with mixer tap, eyelevel double oven, electric hob with complementary extractor fan overhead, space for a washing machine, a bespoke breakfast bar and a double glazed door to the utility room. The utility room has been

fitted with matching eyelevel units with base storage space for a fridge freezer, appliances and access to the WC. There are two double glazed doors, one to the front of the property and the other to the rear garden which allows access through the property without entering any reception rooms.

To the first floor, the landing has doors to two bedrooms, the bathroom and separate WC. Bedroom one is a double room with fitted wardrobes and a double glazed window to the front. Bedroom two is another double room with fitted wardrobes and a double glazed window to the rear. The faming bathroom is fitted with a two piece suite comprising

of a panelled bath with shower over, pedestal wash hand basin and obscure glazed window to the side. Separate WC.

To the front of the property is a large wrap around garden laid mostly to lawn and shrubs. To the side of the property is ample off-road parking for multiple vehicles ahead of the double garage with power, electric up and over doors, double glazed windows and a pedestrian door into the rear garden. The rear of the property has a fully enclosed, westerly facing garden laid to lawn and patio areas with access to front garden/off-road parking and a shed benefitting from power.





Tenure

Freehold

Services

All mains services
Council Tax Band E
EPC Rating D

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.

12080205, 14/07

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

| Energy performance certificate (EPC) | |
|--|--|
| 14 Derwen Road Porthcawl, CF31 1LH | Issue date: 14 January 2024 |
| Property type: Detached house | Certificate number: 8424-2023-2209-6884-7284 |
| Total floor area: 90 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>

Energy rating and score

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

[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-an-energy-certificate.service.gov.uk/energy-certificates/8424-2023-2209-6884-7284/print/view>

Directions

From junction 37 of the M4, follow the A4229 heading towards Porthcawl, going straight over the first roundabout and bearing right at the second roundabout, follow the road approximately another 2 miles until you hit the third roundabout where you bare right onto Fulmar Road and then take the third right into Sandpiper Road where the property will be found on the left hand side

Viewing strictly by appointment
through Herbert R Thomas

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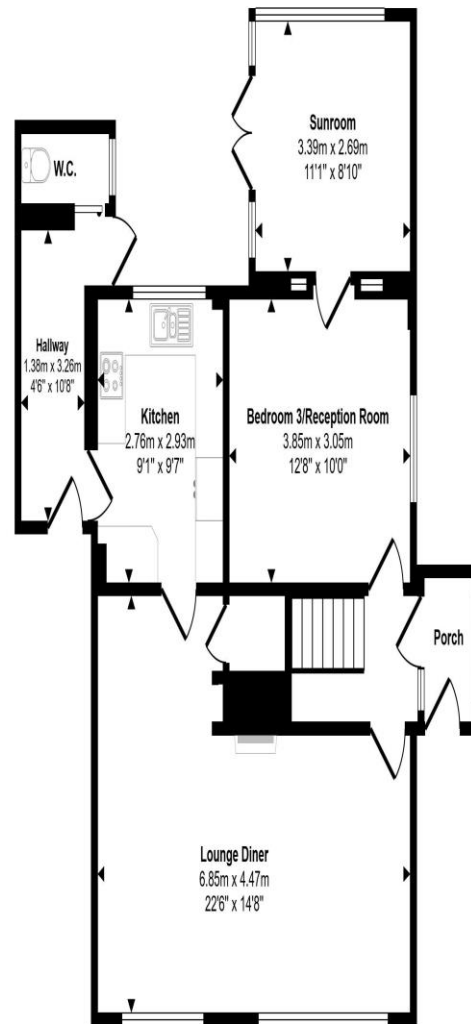
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Mid Glamorgan, CF31 1LH
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bridgend@hrt.uk.com

hrt Est. 1926 **RICS**

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.

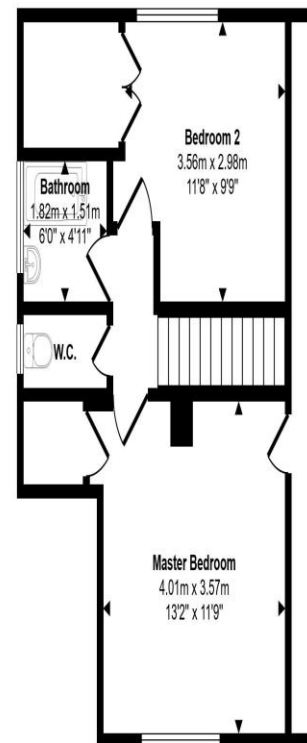


Approx Gross Internal Area
160 sq m / 1722 sq ft



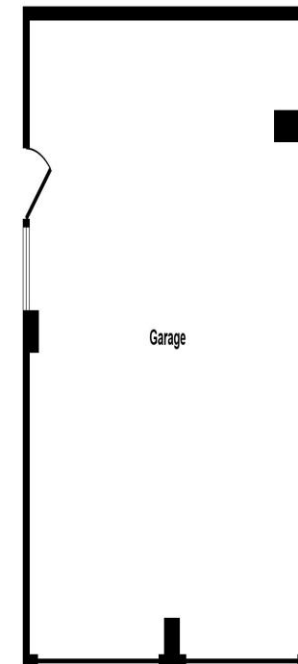
Ground Floor

Approx 73 sq m / 791 sq ft



First Floor

Approx 45 sq m / 486 sq ft



Garage

Approx 41 sq m / 446 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.

