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herbert r thomas

64B John Street
Porthcawl, CF36 3BD

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64B John Street

Asking price **£125,000**

Situated in Porthcawl Town Centre, with great surrounding amenities and moments from Porthcawl seafront and boardwalk to Newton and Rest Bay beaches is this well presented recently renovated one bedroom second floor flat.

No chain

Ideal for first time buyers/investors

Recently fitted kitchen

2nd floor one bathroom flat

Located on the popular John Street

Porthcawl Town Centre

Walking distance from local amenities, beaches and restaurants

Great commuter access via junction 37



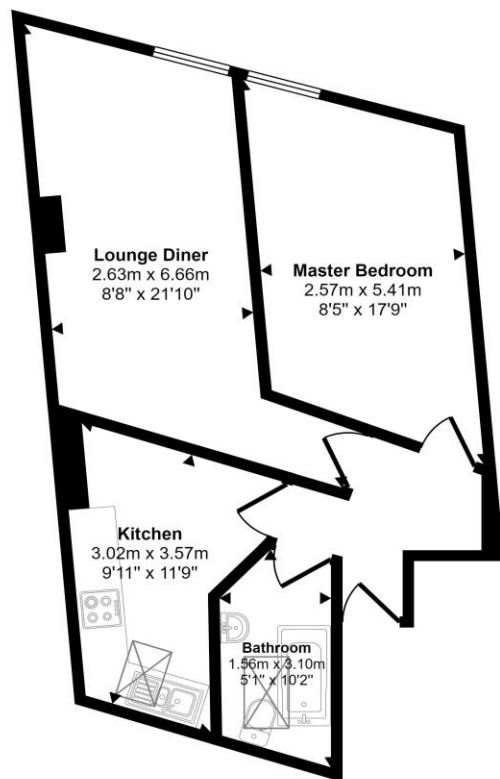
Ideal for first time buyers and investors alike is this recently renovated one bedroom flat located on the popular John Street in Porthcawl Town Centre within walking distance of local amenities, beaches and restaurants as well as great transport link and commuter access via a junction 37 of the M4.

The property is entered into a hallway with doors to the bedroom, lounge/ kitchen /diner and bathroom. The kitchen has recently been fitted with a matching range of base and eye-level units with squared worktops and comprises of a stainless steel sink with mixer tap, built-in oven and electric hob, sleek splashback tiles and space for appliances. There is a

Velux window to rear, vinyl flooring and space for potential dining furniture. The lounge is a good sized reception room laid to carpet with high ceilings and sash window to the front.

The bedroom is a well-proportioned room a sash window to front. The bathroom is fitted with a three-piece suite comprising of a low-level WC, panel bath with a shower attachment, pedestal wash hand basin, half tiled walls in the wet area, vinyl flooring and Velux window to rear.

Approx Gross Internal Area
45 sq m / 485 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.





Tenure

Services

All mains 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 & Jams (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

Viewing strictly by appointment
through Herbert R Thomas

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The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
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hrt Est. 1926



13/08/2025, 18:02 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
440 John Street Bridgend, CF31 1LH CF31 1LH	Energy rating C	Valid until 31 February 2030
Property type Top-floor flat	Certificate number 2008-1121-1128-1261-7614	
Total floor area 46 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-epc-how-to-let-property) (<https://www.gov.uk/guidance/domestic-epc-how-to-let-property>)

Energy rating and score

This property's energy rating is C. 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

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.