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Small Acre Zig-Zag
Lane

Porthcawl, CF36 5TA

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Small Acre Zig-Zag Lane

Asking price **£799,950**

Welcome to Small Acre, a charming property located on Zig Zag Lane, nestled in a private setting with breathtaking panoramic countryside views. This large, detached bungalow offers excellent access to Porthcawl's beaches, Grove Golf Club, and Junction 37 of the M4. Being sold with no onward chain, it is set on a substantial plot with stunning front and rear gardens, including a swimming pool.

Substantial plot with panoramic country side views

Great access into Porthcawl town and beaches

Four bedroom detached property

Two reception rooms

Swimming Pool

Workshop and Studio/Office outbuilding

Double Garage and ample off road parking

Being sold with no onward chain

Private location





The property boasts four bedrooms, two bathrooms, and a double garage, making it an ideal family home.

The property is entered via a composite door leading into a spacious hallway with a staircase rising to the first-floor landing, with doors to three reception rooms, the kitchen, and a bathroom. The lounge is an impressive, generously-sized room featuring wooden flooring, an electric fireplace, and a large bay window that fills the space with natural light. The dining room is a spacious room, carpeted throughout, with an archway leading to additional space for furniture and bifold doors open out to the garden's patio area. The third reception room / ground floor bedroom is a versatile room that can be used as a large double bedroom or a multipurpose space and features a large double-glazed window to the front of the property. The kitchen is fitted with a range of matching base and eye-level units, complemented by rounded worktops and includes an integral fridge/freezer, dishwasher, microwave, and a range cooker (remaining in the property). There is also a pantry, bin cupboards, and a double-glazed window overlooking the rear garden. The kitchen leads through to a utility room, which offers additional worktop space, a stainless steel sink with mixer tap, and built-in storage. There's space for whitegoods, and it has a double-glazed window and a door to the garden and an internal door leading to the garage. To the first-floor landing there are doors to three

bedrooms, a useful storage cupboard, and a loft inspection point. The main bedroom is a substantial room with potential to be converted into additional bedrooms. It features triple built-in wardrobes, a double-glazed window to the rear overlooking the garden, and French sliding doors to the side, offering views over the farm fields. The room also includes an ensuite, comprising of a five-piece suite: low-level WC, wash hand basin, bidet, corner Jacuzzi bath, and a shower suite, with an obscure double-glazed window to the rear. Bedroom two is another large double bedroom laid to carpet with triple built-in wardrobes, and a double-glazed window overlooking the rear garden. Bedroom three is a good-sized double bedroom, also laid to carpet and has

a double-glazed window to the rear, providing the same garden views as the other two bedrooms.

The front of the property is accessed via a gated driveway, providing ample off-road parking. The large front garden is laid to lawn, with a patio section near the property entrance. There's also gated side access to the rear garden. To the rear a vast, enclosed garden, mainly laid to lawn, with a corner patio area and a centrally located swimming pool, surrounded by a patio and picket fence. The garden also features a stone outbuilding (requiring maintenance but offering great potential), as well as a workshop and a studio/office space at the side of the property.





Tenure

Freehold

Services

Electric, water, Cesspit
Council Tax Band H
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

Viewing strictly by appointment
through Herbert R Thomas

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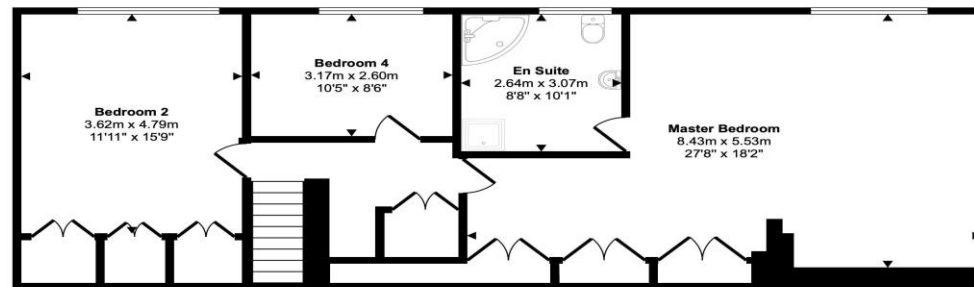
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



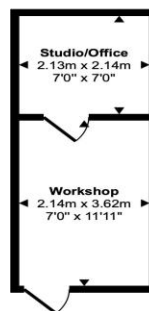
Approx Gross Internal Area
241 sq m / 2596 sq ft



Ground Floor
Approx 136 sq m / 1468 sq ft



First Floor
Approx 92 sq m / 992 sq ft



Outbuilding
Approx 13 sq m / 136 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.

