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17 Bridgend Road
Porthcawl, CF36 5RL

hrt.uk.com

17 Bridgend Road

Asking price **£408,000**

Charming Traditional Four-Bedroom
Semi-Detached Property with Garage in
Popular Porthcawl Location

Traditional four-bedroom semi-detached property

Original features throughout

Three reception rooms

Spacious front and rear gardens

Large tandem garage with power and off-road parking

Sought-after Porthcawl location

Short distance to Newton Beach and Porthcawl seafront

Close to local schools, shops, amenities, and Porthcawl Medical Centre

Excellent commuter access via Junction 37 of the M4





This delightful four-bedroom, traditional semi-detached home features original character throughout and is located in a sought-after area of Porthcawl. Conveniently positioned near Newton Beach, with excellent transport links including Junction 37 of the M4, it offers easy access to Porthcawl town centre and the seafront.

Upon entering through the original stained-glass door, you're welcomed into a bright entrance hallway featuring original block flooring and a staircase leading to the first floor. The hallway provides access to the lounge, dining room, and an additional reception room. The lounge is a spacious and impressive room with matching original flooring, a large double-glazed bay window to the front, a feature log burner and an opening into a second reception room, offering flexible use as a family room, office, or playroom. The dining room is a well-proportioned room, with a side-facing window, space for a large dining set and leads through to a characterful kitchen. The kitchen is fitted with a range of matching base and wall units, laminate wood worktops, a stainless steel sink with mixer tap, and a range cooker to be included in the sale of the property. There is also room for a fridge-freezer and additional appliances. The kitchen features quarry-tiled flooring and wooden French doors providing access to the rear garden, along with a side door for additional entry.

Upstairs, the first-floor landing includes a loft inspection point and gives access to four bedrooms, the bathroom, a separate WC and a storage cupboard on the landing. The master bedroom is a spacious double room with carpeting, and a rear-facing double glazed window overlooking the courtyard and rear garden. Bedroom 3 is a good-sized double room with carpeting, a built-in storage cupboard, and a rear-facing double glazed window overlooking the rear garden. Bedroom 2 is a good-sized double room with carpeting, and a front-facing double glazed bay window overlooking the front garden and bedroom 4 is a generously sized single room with carpeting, and a front-facing double glazed window overlooking the front garden. The bathroom comprises a panelled bath with electric shower overhead

and fully tiled wet areas, a vanity wash basin, and a side window. A separate WC is also located off the landing.

Outside, the front of the property features a lawned garden with a pathway leading to the entrance. A driveway provides generous off-road parking, an outside front garden water tap and leads to an impressively sized tandem garage with power and additional access from the rear garden. The rear garden is fully enclosed and laid to lawn with patio areas, a stylish pergola, bespoke L-shaped seating, and a courtyard to the side—ideal for outdoor dining, storage, or entertaining. The rear garden contains two additional outside water taps and a 2-gang weatherproof outdoor switched socket.





Tenure

Freehold

Services

All mains services
Council Tax Band E
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

When entering Porthcawl from Pyle Road take a left onto Newton Nottage Road, continue to follow to the roundabout, take the third exit onto Bridgend Road, continue to follow the road where the property can be found on the right hand side more or less opposite the globe pub .

Viewing strictly by appointment
through Herbert R Thomas

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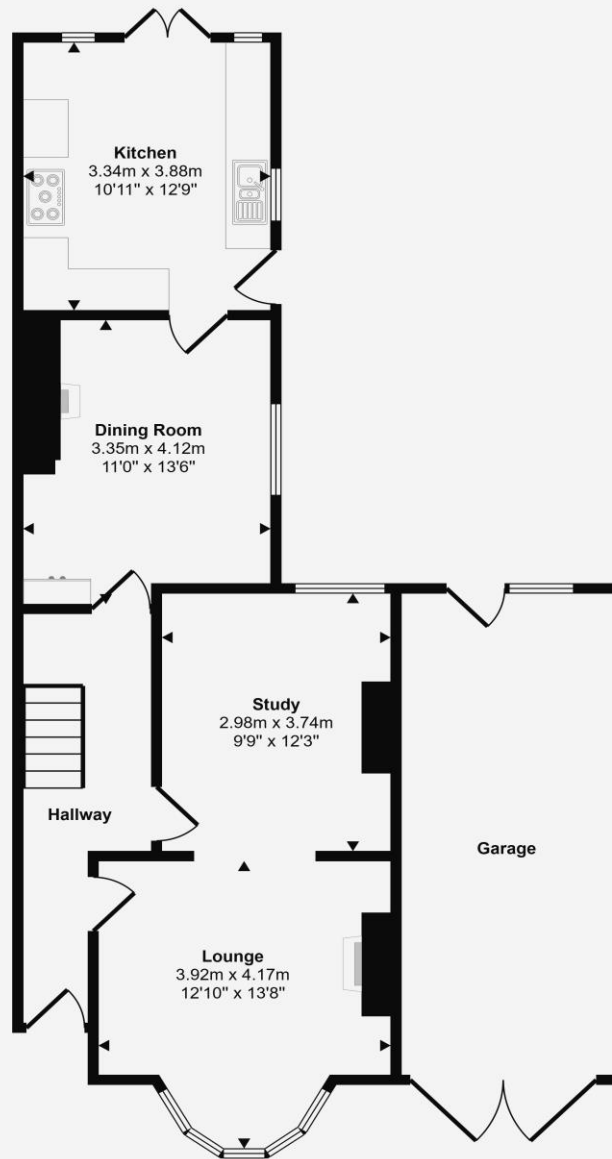
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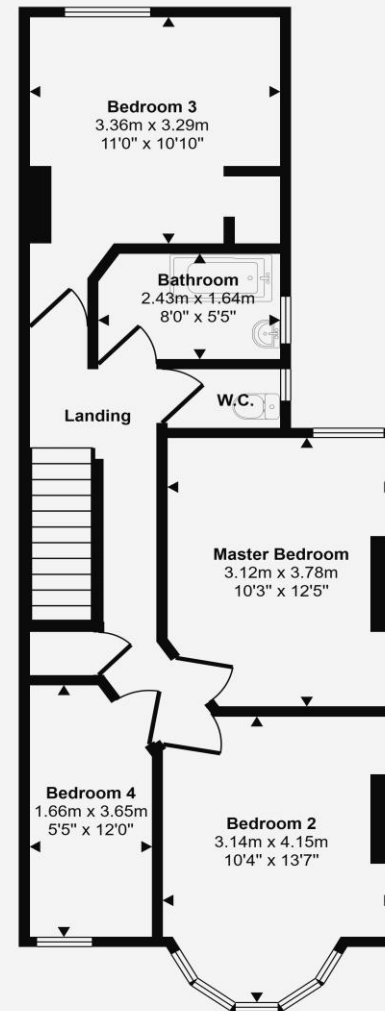
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
141 sq m / 1519 sq ft



Ground Floor
Approx 83 sq m / 898 sq ft



First Floor
Approx 58 sq m / 621 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.

