



# hrt

herbert r thomas

22 Austin Close  
Porthcawl, CF36 5SN

[hrt.uk.com](http://hrt.uk.com)



## 22 Austin Close

Asking price **£395,000**

This immaculately presented four-bedroom semi-detached property, complete with garage, conservatory, and landscaped garden is just a short distance to local beaches, schools, shops, and medical centre

Prime Porthcawl location, within Newton Village

Short distance to local beaches, schools, shops, and medical centre

Excellent transport links

Two spacious reception rooms

Modern conservatory

Garage and off-road parking

Fully enclosed landscaped garden

Four generously sized bedrooms

Contemporary kitchen with built-in appliances

Ground floor WC









Situated in the sought-after seaside town of Porthcawl, within the popular Newton Village, is this immaculately presented four-bedroom semi-detached property, complete with garage, conservatory, and landscaped garden.

The property is entered through a double-glazed door into a welcoming porch with tiled flooring and PVC windows to the side, offering useful additional storage. From here, a partially glazed UPVC door opens into the main entrance hallway, which features a staircase with a stylish glass balustrade. This design allows natural light from the landing window to flow throughout the space. The hallway provides access to the lounge, dining room, kitchen, and a ground floor WC. The WC comprises a two-piece suite with a low-level toilet, vanity washbasin, and obscure-glass side window. The lounge is a generously sized reception room, laid with carpet and centred around a feature fireplace. A large bow window to the front floods the room with natural light and creates a bright, welcoming space. The lounge flows seamlessly into the dining room, enhancing the sociable layout. The dining room, also carpeted, comfortably accommodates a full suite of furniture and features a serving hatch into the kitchen as well as sliding UPVC doors opening directly onto the enclosed garden. The kitchen is beautifully fitted with a modern range of base and wall units, sleek worktops, and under-cabinet lighting. It benefits from a tiled floor, double-glazed window, and access through to the conservatory. Appliances include a sink with swan-neck mixer tap, gas hob with extractor fan, high-level double oven, integrated fridge-freezer, dishwasher, and a washing machine, alongside ample cupboard storage. The

conservatory provides a versatile additional living space with tiled flooring and UPVC construction, featuring sliding doors that lead out to the garden.

To the first floor, the landing includes a loft hatch with drop-down ladder, leading to a boarded attic with power supply. From the landing, doors open to four bedrooms, a modern shower room, and a useful storage cupboard/airing cupboard. The main bedroom is a spacious double with fitted wardrobes and a rear-facing window overlooking the garden. Bedrooms two and three are also generous doubles, both with fitted wardrobes and front-facing windows. Bedroom four is a well-proportioned room currently used as a study, with a rear-facing window. The shower room has been stylishly upgraded with a three-piece suite, comprising a low-level WC, vanity washbasin, and large walk-in shower. Fully tiled walls, a chrome ladder

radiator, and an obscure-glass side window complete the space.

Externally, the property benefits from a driveway providing off-road parking in front of the garage, which is equipped with power, a side window, and built-in shelving. The front garden is attractively landscaped with chippings, a pathway to the entrance, gated side access, and the convenience of an outdoor tap and double power socket. The rear garden is fully enclosed and designed for low maintenance, mainly laid to decorative chippings with patio areas ideal for outdoor furniture. A raised corner patio includes a wooden swing seat, which is to remain with the property. Viewing is highly recommended to appreciate everything this property has to offer.







## Tenure

## Services

All Mains Services  
Council Tax Band E  
EPC Rating C

## 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.

## Directions

Traveling to Porthcawl, from Laleston proceed down the hill at the first roundabout, take the first left following the road around to the next right hand turn onto Austin Ave then take the next right onto Austin Close, where thee property will be indicated by our for sale sign.

Viewing strictly by appointment  
through Herbert R Thomas

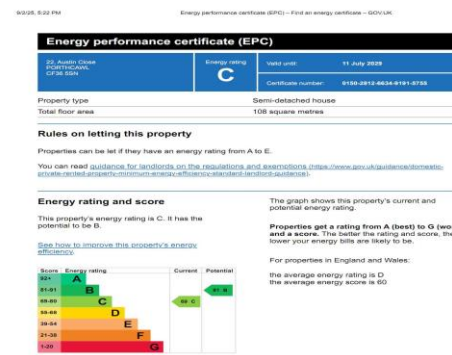
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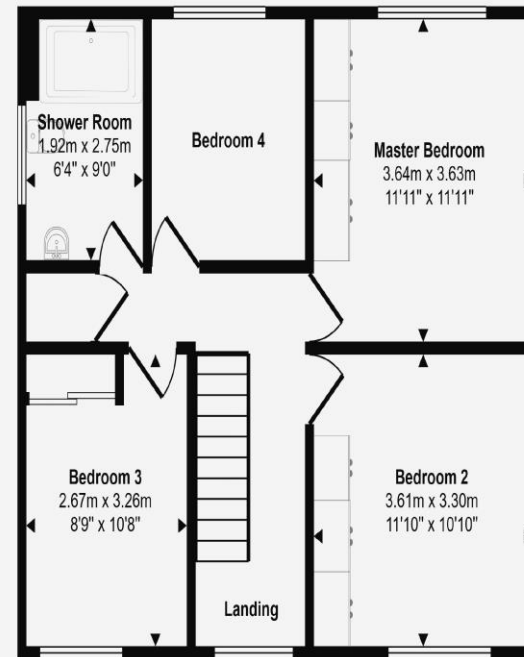




Approx Gross Internal Area  
136 sq m / 1461 sq ft



Ground Floor  
Approx 76 sq m / 822 sq ft



First Floor  
Approx 59 sq m / 639 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.



