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5 Lundy Close
Nottage,
Porthcawl,
CF36 3QW

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Asking price **£425,000**

Positioned in a private cul-de-sac within walking distance of Rest Bay beach and local amenities is this deceptively spacious four-bedroom detached bungalow

Spacious four-bedroom detached bungalow with excellent potential

South-westerly facing garden

Flexible layout, ideal for multi-generational living, families, or as a traditional bungalow with extended reception areas

Viewing highly recommended to appreciate the size and versatility

360° virtual tour available

Driveway providing ample off-road parking

Two bathrooms, two reception rooms, conservatory, kitchen, and utility room

Sought-after Nottage location in a private cul-de-sac





Situated in the highly sought-after village of Nottage, within walking distance of Rest Bay beach and local amenities, this deceptively spacious four-bedroom detached bungalow is positioned in a private cul-de-sac. The home boasts a south-westerly facing rear garden and, thanks to a previous extension, offers fantastic potential for multi-generational living, large families, or those seeking a traditional bungalow with additional reception or hobby rooms. A truly versatile property that must be viewed to be fully appreciated.

The property is entered via a part-glazed composite door into a welcoming entrance hallway with newly fitted carpet. This section of the bungalow has been extended and features wooden glazed doors leading to an inner hallway, providing access to the lounge, kitchen, three bedrooms, and shower room. The extended hallway continues on to the sitting room, bathroom, and utility room. The lounge is an impressively sized reception room with carpet flooring, opening through to the conservatory. This bright, airy space benefits from a pleasant outlook over the garden. The conservatory features tiled flooring, UPVC double-glazed windows, and French doors opening onto the garden. Its flexible layout allows it to serve as part of a lounge-diner or as an additional multi-purpose room. The kitchen is fitted with a matching range of base and wall units, rolled-edge work surfaces, fully tiled walls and flooring, and a stainless steel sink with mixer tap. There is space for an oven, fridge-freezer, and plumbing for two appliances. Dual-aspect UPVC double-glazed windows and a part-glazed PVC door provide natural light and access to the garden. The kitchen also accommodates a dining area.

The main bedroom is a generously sized double with carpet flooring and a front-facing UPVC window. Bedrooms two and three are further well-proportioned doubles, each with carpet and double-glazed windows. The shower room is currently arranged as a wet room with an electric overhead shower, low-level WC, wash hand basin, fully tiled walls, and an obscure glazed side window. Two storage cupboards, one housing the combination boiler, are also located off the hallway. The utility room is a practical and spacious area fitted with base and wall units, worktops, a stainless steel sink, mixer tap, and plumbing for appliances. A front-facing UPVC window and vinyl flooring complete the space. The family bathroom comprises a four-piece suite including a low-level WC, pedestal wash basin,

panelled bath, and separate shower. The walls are half-tiled with full tiling in wet areas, complemented by vinyl flooring and an obscure glazed window. The sitting room offers another generous reception space with carpet flooring and access to both the conservatory and the fourth bedroom. Bedroom four is a large double with carpet flooring and a side-facing UPVC window overlooking the garden.

Externally, the property benefits from a landscaped front driveway, providing ample off-road parking for multiple vehicles. To the rear, a fully enclosed south-westerly facing landscaped garden features a large patio area, low-maintenance astro turf, and mature shrub borders.





Tenure

Freehold

Services

All mains services

Council Tax Band F

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.

Directions

Viewing strictly by appointment
through Herbert R Thomas

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Mid Glamorgan, CF31 1LH

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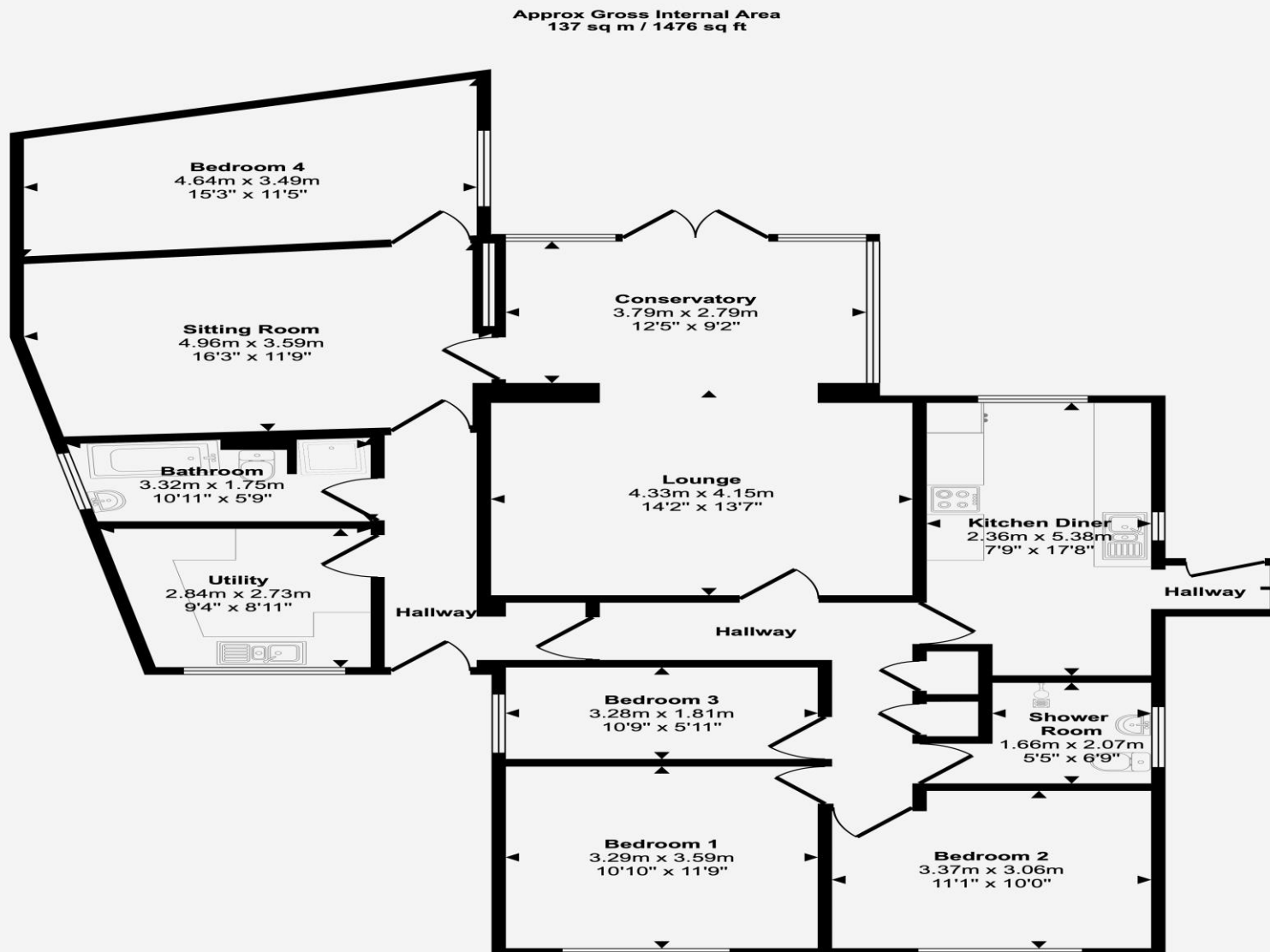
Energy performance certificate (EPC)			
Address 11 Lundy Close Bridgend, CF31 1LH CF31 1LH	Energy rating D	Valid until 2 April 2025	Certificate number 9335-2427-2400-0811-8222
Property type Semi-detached bungalow			
Total floor area 87 square metres			
Rules on letting this property Properties can be 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-energy-ratings-property-minimum-energy-efficiency-standard-landlord-guidance).			
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-energy-certificate.service.gov.uk/energy-certificates/9335-2427-2400-0811-8222?property=>

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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.





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.

