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The Sheilings Carlton

Place

Porthcawl,
Bridgend,
CF36 3ET

The Sheilings Carlton Place

Asking price

£875,000

A detached property within walking distance of Porthcawl town centre, its excellent schools and all local amenities, this property enjoys both convenience and exclusivity and offered with no ongoing chain.

Executive four double bedroom detached property

Beautifully presented throughout

Award winning construction & design

Private & secluded corner plot just a few minutes walk from the coastal path and beach

18 foot heated outdoor pool with swim jet and lockable, retractable cover

Selection of outbuildings including an outdoor kitchen, sauna and home office

Multiple reception rooms

Sea views

Electric gate and parking for two cars

Landscaped resin courtyard and garden





The property is entered via a composite double-glazed front door with glass side screens, opening into a welcoming entrance hall. A staircase rises to the first floor with an under-stairs storage area, and doors lead to the lounge, dining room, kitchen/diner, and cloakroom. There is quality Antico flooring throughout the ground floor.

The lounge enjoys a continuation of the flooring from the hall, panelled walls, and a feature fireplace. Sliding patio doors with French shutters open out to the pool area, framing beautiful sea views, while an additional window overlooks the front. The dining room also benefits from the Antico flooring and a large front-facing window.

The cloakroom comprises a WC, vanity unit with inset wash basin, and a separate urinal. The walls are fully tiled, and there is a rear-facing window, illuminated mirror, and Antico flooring.

The stunning kitchen/dining space is a true highlight of the home, fitted with an extensive range of base, wall and drawer units and space for an American-style fridge/freezer. Integrated appliances include a high-level double oven, built-in microwave, dishwasher and wine chiller. Other features includes a boiling water tap, 1.5 bowl sink and a five-burner gas hob.

A central island stands proud with an additional breakfast bar flowing into a casual sitting area with a front-facing window and acoustic panelling with feature lighting.

The kitchen/diner has a full-length garden window and sliding patio doors leading out to the rear courtyard.

The staircase and landing are carpeted. The main bedroom is a suburb space, with sliding patio doors opening onto a balcony enjoying wonderful sea views. It offers a walk in closet and featured portal window with bespoke shutters, leading through to the luxury ensuit comprising a vanity unit with fitted mirrored cabinet, WC, bidet and walk-in enclosure with a rainfall shower, The room is part tiled, with

acoustic panelling and feature lighting. The landing provides two storage cupboard, doors to three other bedrooms and two bathrooms. Bedroom two is a spacious double with fitted wardrobes, a rear facing windows with shutters, fitted wardrobes and over-bed storage, a desk unit, LVT flooring, Panelled walls and air conditioning. Bedroom three is a generous double, with front facing window and shutters, featured panelled wall, fitted carpet and a ceiling fan. Bedroom four is another double with fitted wardrobes, a rear facing window capturing the sea views and has fitted carpet.

The family bathroom includes stylish panelling, a freestanding bath, vanity unit with wash hand basin and, WC, traditional chrome towel rail and a rear facing window. There is also a separate shower room, with thermostatic rainfall shower. Decorative pedestal sink, WC , tiled flooring and rear window. A staircase rises to the second floor, where

windows capture a far-reaching sea views. The landing offers a door to a storage space and access to the attic room. Which benefits from laminate flooring, fitted units, hanging rail, and under eaves storage and windows with built in blinds, Ceiling height is limited with the attic room.

The property sits on the corner plot beautifully landscaped grounds. External features include a home office/study, two-person sauna, storage rooms, utility area and outside shower. At the heart of the exterior lies an impressive 18ft heated swimming pool with swim jet and lockable retractable cover, the perfect setting for both fitness and leisure viewings are highly recommended.





Tenure

Freehold

Services

Council Tax Band F

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.

Directions

From our office on Derwen Road Head north on Derwen Rd towards Wyndham St Turn left onto Boulevard De Villenave D'Ornon/A4061 At the roundabout, take the 1st exit onto Tondy Rd/A4063 Turn right onto Park St/A473 for 2.1 mi until you reach the Laleston roundabout At the roundabout, take the 2nd exit onto A4 for 0.5 mi At the roundabout, take the 1st exit onto Bridgend Rd/A4106 for 2.1 mi At the roundabout, take the 2nd exit onto A4106 for 0.9 mi At the roundabout, take the 1st exit and stay on A4106 for 0.7 mi At the roundabout, take the 3rd exit and follow the road around to the sea front. Carry along the sea front, passing the Grand Pavilion continue to follow the road turning right on Victoria Avenue and the property can be found on the left hand side indicated by our for sale sign

Viewing strictly by appointment
through Herbert R Thomas

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The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH

01656660036

bridgend@hrt.uk.com

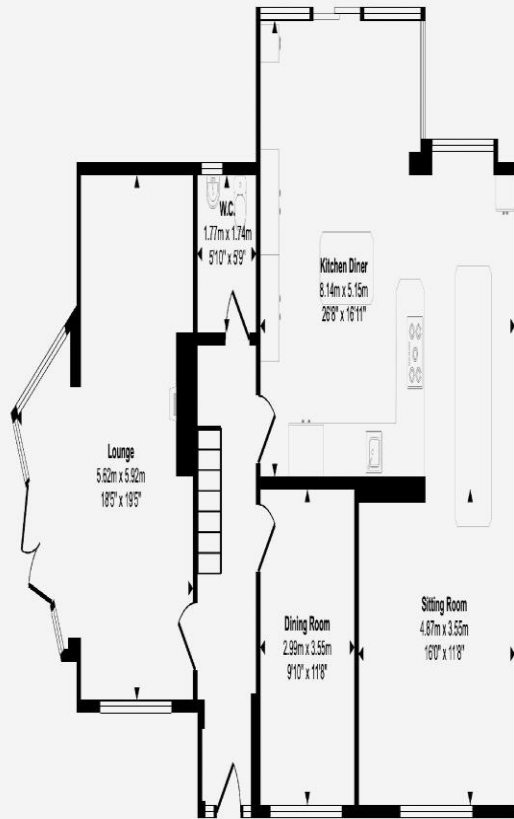
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that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



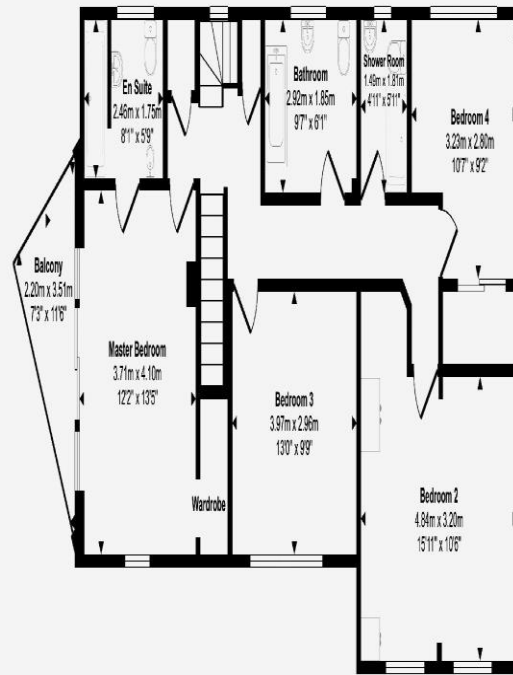
Approx Gross Internal Area
242 sq m / 2604 sq ft



Ground Floor

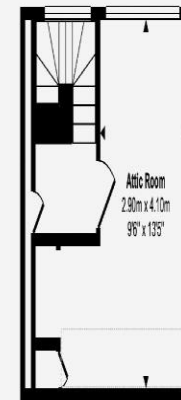
Approx 107 sq m / 1149 sq ft

Doors head height below 1.5m



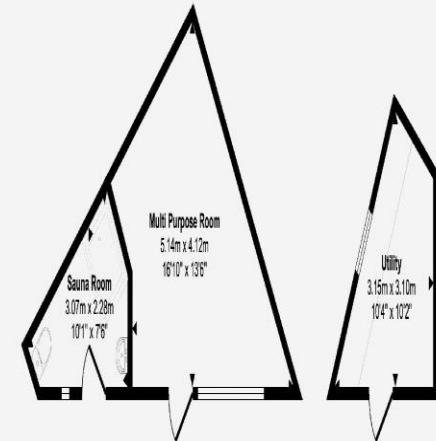
First Floor

Approx 88 sq m / 947 sq ft



Second Floor

Approx 22 sq m / 237 sq ft



Outbuildings

Approx 19 sq m / 203 sq ft

Outbuilding

Approx 8 sq m / 86 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.

