herbert r thomas

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9 Pintail Close

Porthcawl,
Bridgend,
CF36 3QD

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Asking price £764,950

Fantastic, Four Bedroom Detached Home with Outdoor Pool & Entertaining Pavilion – Rest Bay, Porthcawl

- Rare opportunity – first time to market in over 30 years
- Prime Rest Bay location close to award-winning beaches and Royal Porthcawl Golf Club
- Four double bedrooms including a spacious master suite with en-suite and balcony
- Three bathrooms including family bathroom, en-suite, and ground floor cloakroom
- Generous south-westerly corner plot with landscaped gardens and lawns
- Outdoor swimming pool
- Open-air entertaining pavilion with large fireplace – ideal for evening gatherings

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Offered to the market for the first time in 30 years, this exceptional freehold home occupies a prime south-westerly facing corner plot with landscaped gardens, an outdoor swimming pool, and an open-air pavilion complete with a large fireplace for evening entertaining. The property has been designed to embrace its coastal setting, with the principal bedroom opening onto a private balcony that captures sweeping sea views and breathtaking westerly sunsets. Adding to the lifestyle appeal, the home benefits from gated access to the coastal footpath leading directly to Rest Bay. Just moments from award-winning beaches and the internationally acclaimed Royal Porthcawl Golf Club, the location offers an enviable way of life where water sports, and scenic walks along the Heritage Coast are part of everyday living

The property is entered via a welcoming hallway with original parquet flooring, staircase to the first floor, under-stairs storage, and doors leading off to the cloakroom, dining room, second reception, and generous lounge. The lounge enjoys a front aspect with large picture windows, parquet flooring, and coving to ceiling. A second reception room offers dual aspect windows to the front and rear elevations, also laid with parquet flooring, creating a bright and versatile living space. The ground floor cloakroom is fitted with a contemporary two-piece suite, with full-height wall tiling, concealed cistern WC, and modern wash basin. The dining room features laminate flooring, coving to ceiling, and a picture rail, with an archway through to the fitted kitchen. The kitchen includes a range of base and wall units with complementary worktops, one-and-a-half bowl sink with mixer tap, and space for range cooker, fridge/freezer, and appliances. From here, a doorway leads to a sunroom with laminate flooring and French doors opening to the pool and garden, while a further doorway provides access to a utility room with additional storage, appliance space, and a wall-mounted boiler.

Upstairs, the first-floor landing provides access to four well-proportioned double bedrooms and the family bathroom. Bedroom four overlooks the rear garden, with bedrooms two and three enjoying front-facing aspects. The family bathroom is fitted with a five-piece suite comprising bath with shower over, concealed cistern WC, bidet, twin wash basins, chrome heated towel rail, and tiled flooring. The impressive master suite enjoys triple-aspect glazing, bamboo flooring, built-in wardrobes, and French doors opening onto a private balcony. A further door leads to a stylish en-suite shower room with rainfall shower, vanity wash basin, and obscured glazed window.

To the front, is garden laid to lawn, and driveway providing off road parking ahead of the detached double garage. The rear has a south-westerly facing corner plot, the gardens have been landscaped to provide distinct areas for recreation and relaxation. To the rear lies an outdoor swimming pool (currently requiring repair to the heating system), paved seating terraces, lawns, and planting. A highlight of the garden is the open-air pavilion, complete with large outdoor fireplace — providing the perfect setting for entertaining family and friends on summer evenings.

Tenure

Freehold

Services

All mains services
Council Tax Band G
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.

Energy performance certificate (EPC)

9 Pintail Close, PORTHCAWL, CF36 3GD — Energy rating: C — Valid until: 10 March 2034 — Certificate number: 0340-2988-6320-2324-8801

Property type	Detached house
Total floor area	197 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-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.

Score — Energy rating — Current — Potential
92+ A
81-91 B
69-80 C
55-68 D
39-54 E
21-38 F
1-20 G
Current: 70 C — Potential: 81 B

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

Directions

From Junction 37 of the M4, take the A4229 exit signposted Porthcawl/Pyle. At the Pyle Interchange, take the first exit onto the A4229 and continue straight across the next two roundabouts, remaining on the A4229. At the following roundabout, take the third exit and continue onto Fulmar Road. Follow this road before turning right onto Sandpiper Road, then left onto Curlew Road, and finally right onto Pintail Close, where the property can be found and will be identified by our for sale board.

Viewing strictly by appointment through Herbert R Thomas
hrt.uk.com

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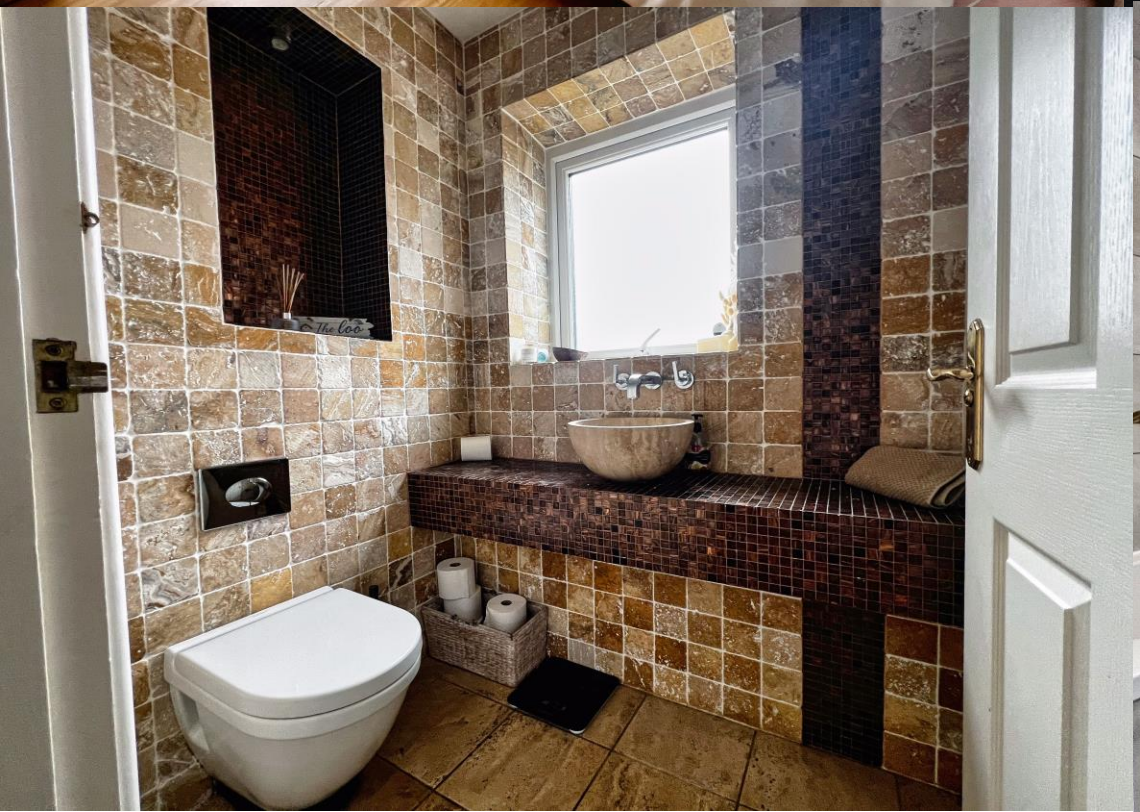
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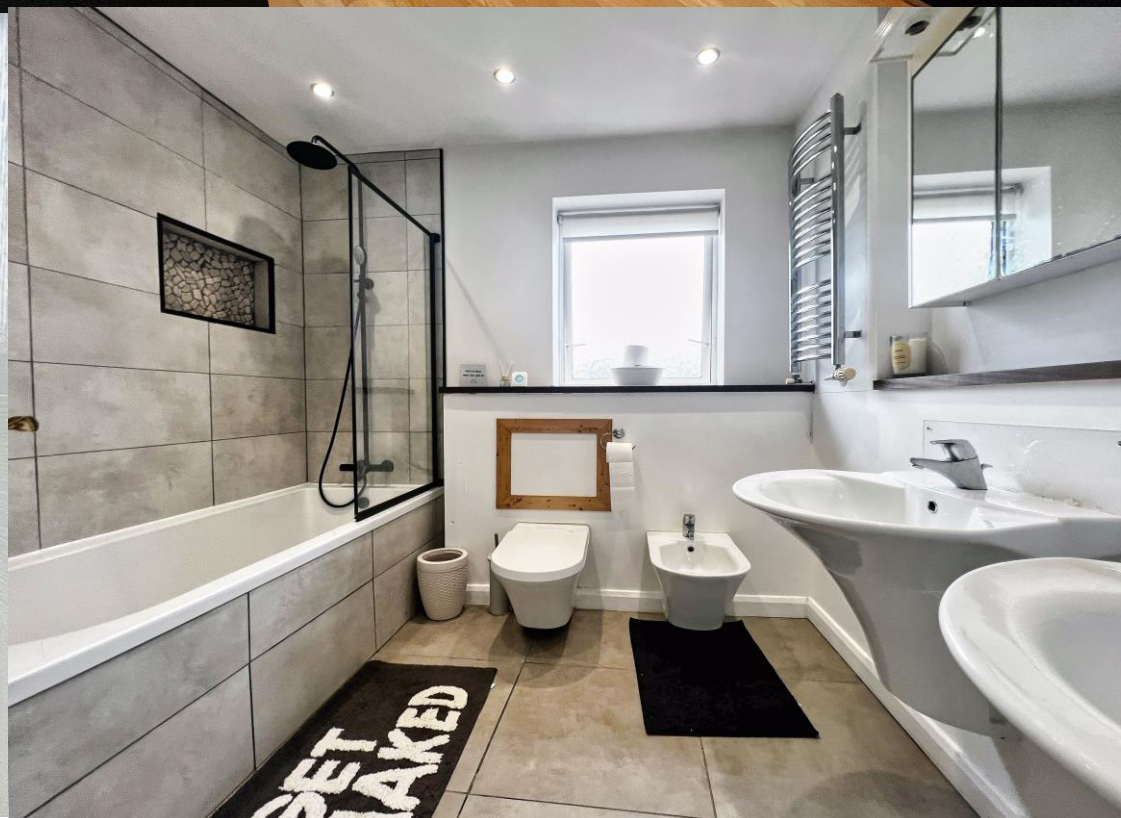
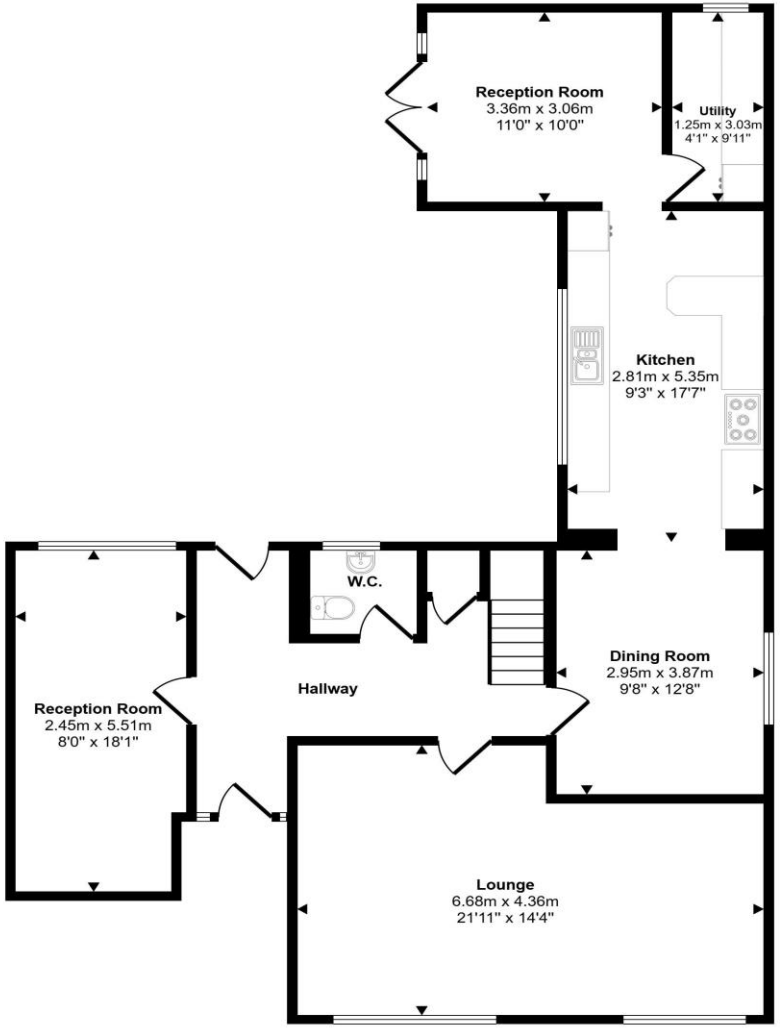
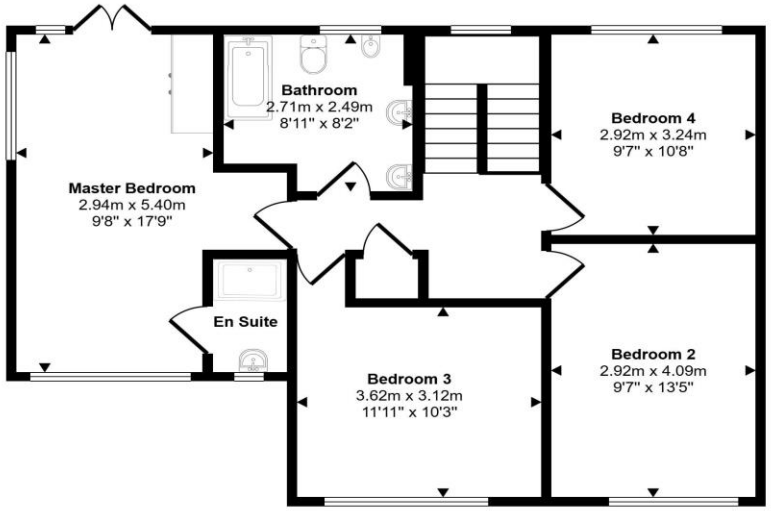


Approx Gross Internal Area
172 sq m / 1851 sq ft



Ground Floor
Approx 100 sq m / 1079 sq ft



First Floor
Approx 72 sq m / 772 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.