



hrt
herbert r thomas

48A Victoria
Avenue
Porthcawl,
CF36 3HE
hrt.uk.com

48A Victoria Avenue

Asking price **£199,950**

Situated on the popular Victoria Avenue within walking distance of the seafront, town centre, and a range of local amenities is this spacious three-bedroom maisonette

Being sold with no onward chain

Prime seaside location in Porthcawl

Walking distance to seafront, town centre, and amenities

Spacious three-bedroom maisonette

Bay-fronted lounge with church views

Private rear parking with lane access

Original features adding charm and character

Generous kitchen with integrated appliances

Main bedroom with built-in wardrobes

Low-maintenance enclosed garden with sunny patio





Located in the sought-after seaside town of Porthcawl, this spacious three-bedroom maisonette offers the perfect blend of convenience and character. Situated on the popular Victoria Avenue within walking distance of the seafront, town centre, and a range of local amenities, the property is ideal for those who value easy access to beaches, shops, leisure facilities, and both primary and secondary schools.

Being sold with no onward chain, private parking to the rear, and charming front views overlooking the local church, this home presents an exceptional opportunity for first-time buyers, investors, or anyone seeking a coastal lifestyle. Original features such as high ceilings and dado rails add a touch of tradition and timeless appeal throughout.

The property is entered through a UPVC glazed door into an inner hall, where a staircase rises to the first-floor landing. The landing provides access to the kitchen, bathroom, lounge, and a generously sized bedroom. Designed for practicality and style, the kitchen boasts a wide range of base and eye-level units with squared worktops, complemented by splash-back tiles and tiled flooring. Integrated appliances include a fridge freezer, washing machine, and a built-in oven with a four-burner gas hob and extractor fan above. The kitchen also houses the combination boiler, while a double-glazed side window fills the space with natural light. The lounge is a standout

feature, offering a bay-fronted window with picturesque views of the church and an additional front-facing window for extra brightness. Carpeted for comfort, this generous reception room includes a feature fireplace with ornate tiled surrounds and useful alcoves, creating a warm and inviting space for relaxation or entertaining. The bathroom is fitted with a classic three-piece suite comprising a bath with overhead shower, pedestal wash hand basin, and low-level WC. An obscure glazed side window provides privacy while allowing natural light to filter through. Bedroom one is an impressive double room offering ample space and practicality, featuring built-in wardrobes for excellent storage. A large rear-facing window enhances the sense of light and openness, while soft carpeting adds comfort.

Ascending to the upper level, a Velux window illuminates the landing, which leads to two further bedrooms perfect for family living or flexible use. Bedroom two is a well-proportioned double room with a charming eave-fronted window overlooking the church. Carpeted and spacious, it provides plenty of room for furniture and personal touches. Bedroom three is a versatile single room that can serve as a study, dressing room, or guest space. Its thoughtful layout makes it a practical addition to the home.

To the rear, the property benefits from private parking accessed via a rear lane. The enclosed garden is laid to patio for low maintenance and features gated access to both the parking area and the pathway leading to the entrance. Enjoy sunshine throughout the day in this inviting outdoor space





Tenure

Leasehold

Services

All mains services
Council Tax Band C
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

From junction 37 of the M4, follow the A4229 heading towards Porthcawl, following the road going straight over the first roundabout and bearing right at the second roundabout, follow the road approximately another 2 miles until you hit the third roundabout where you take third exit onto Fulmar road. Continue to follow Fulmar Road till you reach the end where you take a left onto Mallard Way and continue to follow the road onto West Drive then take the second left onto Victoria

Viewing strictly by appointment
through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

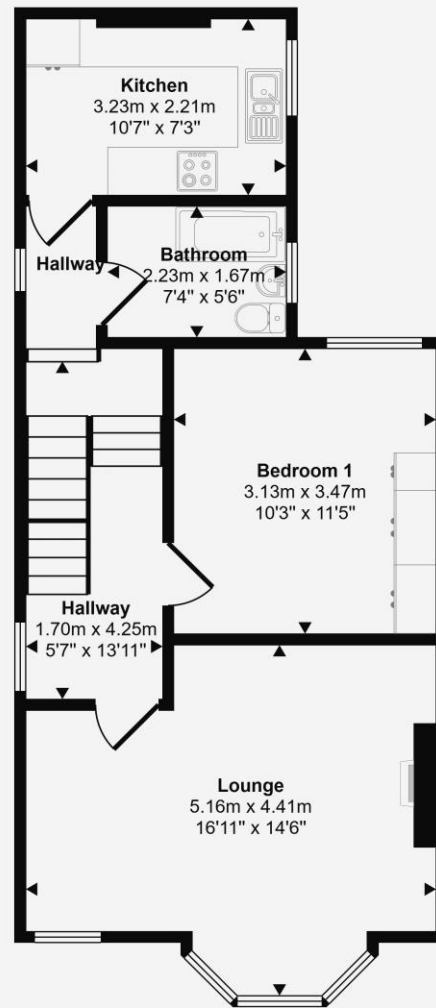
hrt Est. 1926



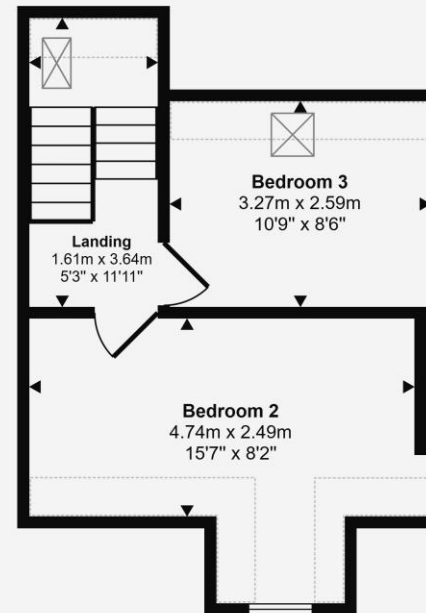
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
82 sq m / 879 sq ft



Ground Floor
Approx 52 sq m / 561 sq ft



First Floor
Approx 30 sq m / 318 sq ft

Denotes head height below 1.5m

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.

