



# hrt

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7 Skokholm Close

Nottage,  
Porthcawl,  
Bridgend,  
CF36 3QJ



## 7 Skokholm Close

Asking price **£475,000**

7 Skokholm Close is a beautifully presented four bedroom extended single level bungalow positioned at the head of a private cul de sac in the highly sought after village of Nottage one of Porthcawl's most desirable coastal locations.

Located in the desirable seaside town Porthcawl

Sought after Nottage village location

Short distance to Rest Bay beach, seafront and Porthcawl town

Positioned at the head of a private cul de sac

Impressive wrap around south westerly facing garden

Large resin driveway for multiple vehicles

Detached garage with power

Four bedroom extended single level layout

Ideal for multi generational living

Main bedroom with dressing area and ensuite









Sitting on an impressive plot with a substantial wrap around south westerly facing garden, a large resin driveway providing ample off road parking and a detached garage, this well presented home offers exceptional space and versatility, ideal for multi generational living. The entrance begins with a useful UPVC porch with glazed sliding door, perfect for coats, shoes and everyday storage, leading into an inner hallway via a partly glazed UPVC door. From here, the main hallway provides access to the lounge diner, kitchen, all four bedrooms, the shower room and storage cupboards.

The lounge is a generous and cosy reception space, carpeted and warmed by natural light from a large front window, with a feature fireplace creating a welcoming focal point. An open walkway leads directly into the dining room, continuing the same carpeted flooring and offering another excellent reception area ideal for socialising, complete with a double glazed window to the side and sliding doors opening out to the garden.

The kitchen is a spacious and practical room fitted with a matching range of base and eye level units, rolled worktops, ample storage cupboards and a double stainless steel sink with extendable mixer tap. There is space for a range cooker with a complementary extractor fan and sleek splashbacks, as well as room for a fridge freezer and washing machine. The quarry tiled floor adds character and there is ample space for dining furniture. The kitchen flows naturally into the conservatory, constructed with low level walls and UPVC windows, a French door to the side, a radiator for year round use and the same continuation of quarry tiles, creating a bright and social extension of the living space.

The main bedroom is an impressive double room, carpeted and fitted with built in wardrobes, with a large double glazed window

overlooking the garden. It opens into a generous dressing area with ample space for furniture and leads to a private ensuite comprising a low level WC, wash hand basin and corner shower suite, with chrome radiator, fully tiled walls and flooring and an obscure glazed window to the front.

Bedroom two is another generous double room, carpeted with ample space for furniture and a large UPVC window to the front.

Bedrooms three and four are well proportioned, carpeted and currently used as multi-purpose rooms, ideal as additional reception rooms, offices, or bedrooms depending on the next owner's needs, both with front facing windows.

The shower room features a three piece suite including a low level WC, pedestal wash hand basin, and double shower with sliding panelled door, fully tiled flooring, spotlights, ample storage space and an obscure glazed window to the rear.

Externally, the property continues to impress. The large resin driveway provides parking for multiple vehicles and leads to the property entrance and the detached garage, which benefits from power and an external UPVC door into the garden. An outside tap is positioned at the front. Gated side access leads to a secluded section of the garden laid to chippings with a garden shed that will remain and this area wraps around to the main garden.

The rear garden is fully enclosed and enjoys a south westerly aspect, allowing sun throughout the day. The plot is fantastic in size, laid mostly to lawn with composite decking ideal for garden furniture and social occasions. The top end of the garden features patio and chipping areas, surrounded by mature, well presented landscaping that enhances privacy and tranquillity.

This is a rare opportunity to secure a spacious, versatile home in one of Porthcawl's most desirable settings.







## Directions

From Junction 37 of the M4, take the exit signposted for Porthcawl. Continue along the A4229, passing the Grove Golf Club on your right. Follow the road straight ahead towards the Nottage roundabout. At the roundabout, take the first exit onto West Road. Continue along West Road and turn left onto Anglesey Way. Follow the road and turn left into Skokholm Close, where number 7 is located at the head of the cul de sac.

## Tenure

Freehold

## Services

All Mains  
Council Tax Band  
EPC Rating

Viewing strictly by  
appointment through  
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## Energy performance certificate (EPC)

<b>1. Issuer's Data</b> Issued on: Issued by: CF31 1LH	<b>Energy rating</b> <b>D</b>	<b>Valid until:</b> 5 February 2020 <b>Certificate number:</b> 0007-0020-7230-0001-6417
<b>Property type</b> Detached bungalow <b>Total floor area</b> 119 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) (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 D. It has the potential to be C.

[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

Score: Energy rating

92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current: Potential

11 D 17 C

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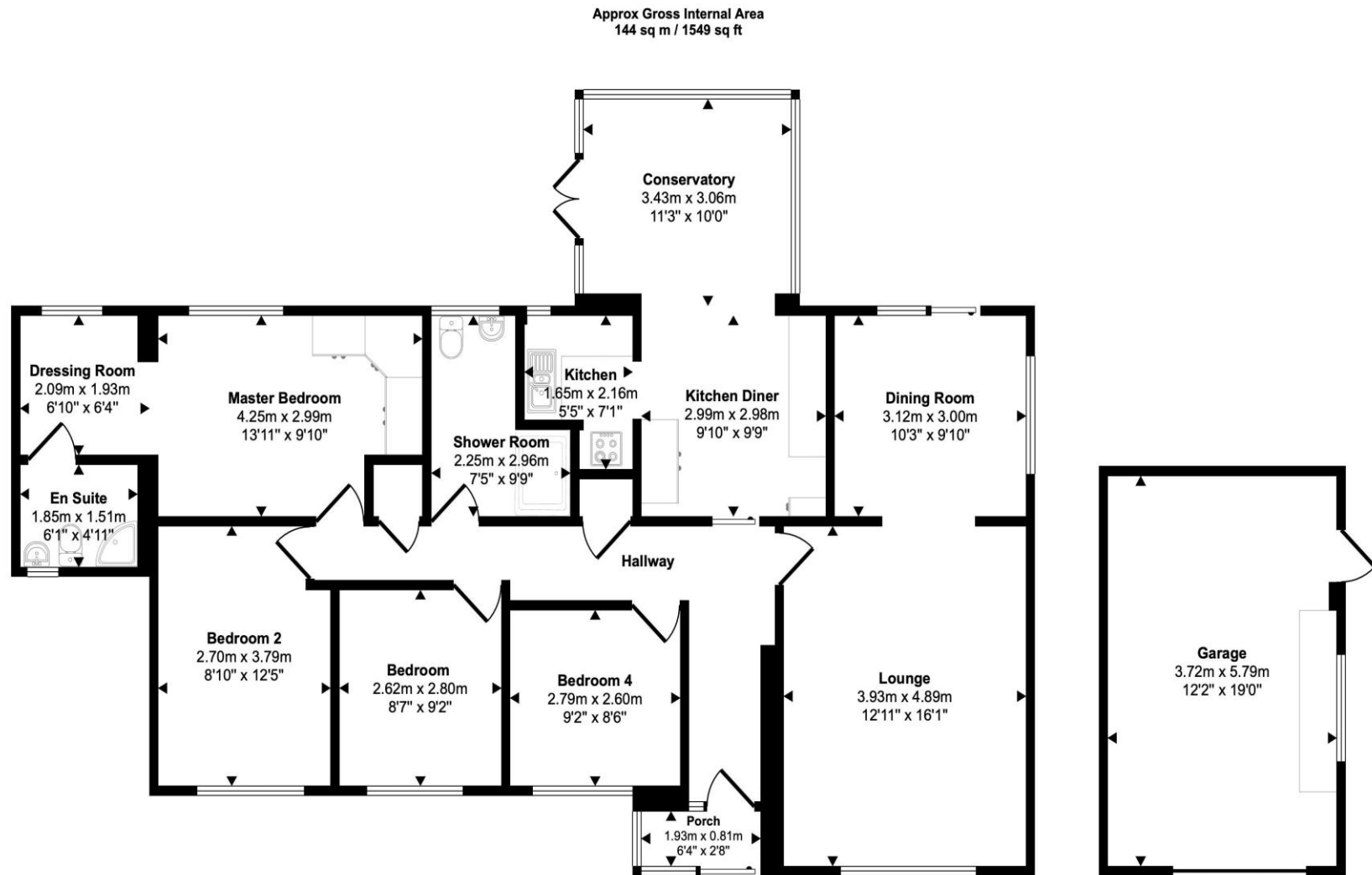
**RICS**

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**  
Approx 122 sq m / 1318 sq ft

**Garage**  
Approx 22 sq m / 231 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.



