



**hrt**  
herbert r thomas

4 South Place  
, Porthcawl, Bridgend, CF36  
3DB

[hrt.uk.com](http://hrt.uk.com)



## 4 South Place

Asking price **£349,950**

Being sold with no onward chain and Located in a highly sought-after central area of Porthcawl, this extended traditional bay-fronted semi-detached home is just a short walk from the town centre, seafront, and popular local beaches.

No chain

Extended traditional semidetached property

Sort after central Portugal location

Driveway providing ample off road a parking

Short distance to Porthcawl town Centre seafront and local beaches

Green Outlook to rear with property backing on to playing fields

Great potential for future development

Great commuter access via junction 37 of the M4

Original features throughout

Enclosed private garden









This extended traditional bay-fronted semi-detached home is just a short walk from the town centre, seafront, and popular local beaches.

The property is entered via part glaze composite door into an entrance hallway with staircase rising to the first floor landing and doorway to lounge dining room and WC, which is a very generous size comprising of a two piece of a low-level WC wash handbasin and glaze window to rear. The lounge is a spacious reception room later and laminate flooring with a large double glazed bay fronted window allowing natural light to pour into the space with opening through to the sitting room creating an effort less flow between the rooms and create an open plan living area across the two reception rooms, the sitting room with the same continuation and laminate flooring has large double glazed UV window to front with stained glass feature. The charming, exposed brick fireplace forms a striking focal point within the room. The rustic brickwork and arched opening create a warm, characterful feel, complemented by a sleek slate hearth that blends traditional design with modern style. The dining room is another generous size reception room with exposed brick fireplace large double glaze UPVC window to rear overlooking the garden and doorway through to the kitchen. The kitchen has been fitted with a matching range of base and eye-level units with rolled worktops and consists of sink with mixer tap

space for white goods and cooker, generous size pantry cupboard and double glaze UPVC window and door to the side giving access out to the garden and. To the first floor landing there is a doorway leading to a WC and further doorways to the three bedrooms and family bathroom. The WC consists of a two-piece suite of a low WC and wash handbasin with a obscure glazed window to the side. The main bedroom is an impressive sized double bedroom with built-in wardrobes and large double glazed window to the front. Bedroom two is another generous sized double bedroom highlighted by double glazed bay fronted window. Bedroom three is another well proportioned bedroom benefiting from built-in wardrobes into the alcove space and a double glazed window to rear overlooking the garden. The bathroom has been fitted with a two piece suite

comprising of a panel bath with electric shower overhead, pedestal wash hand basin with fully tiled walls, obscure glazed window and useful storage cupboard that houses a combination style boiler.

To the front of the property the garden is laid to lawn with driveway providing ample parking ahead of the property entrance and gated side access.

To the rear of the property is a fully enclosed and backs on to playing fields. The garden is laid mostly to lawn with raised concrete section that benefits from outside tap and power socket. There are also two outbuilding/coal sheds attached to the property useful for additional storage.





## Tenure

Freehold

## Services

All mains services  
Council Tax Band E  
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.

9/10/2019, 9:54 PM | Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)	
<p>A South Wales purchase, of 30.00</p> <p>Property type</p> <p>Total floor area</p>	<p>Energy rating</p> <p>Valid until</p> <p>Certificate number</p> <p>Semi-detached house</p> <p>123 square metres</p>
<p><b>Rules on letting this property</b></p> <p>Properties can be let if they have an energy rating from A to E.</p> <p>You can read guidance for landlords on the regulations and exemptions <a href="https://www.gov.uk/guidance/landlords">https://www.gov.uk/guidance/landlords</a></p> <p><a href="https://www.gov.uk/guidance/landlords">https://www.gov.uk/guidance/landlords</a></p>	
<p><b>Energy rating and score</b></p> <p>This property's energy rating is D. It has the potential to be B.</p> <p><a href="#">See how to improve this property's energy efficiency</a></p>	
<p>The graph shows this property's current and potential energy rating.</p> <p>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.</p> <p>For properties in England and Wales, the average energy rating is D, the average energy score is 60.</p>	

## Directions

Viewing strictly by appointment  
through Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

**hrt**  
herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,  
Mid Glamorgan, CF31 1LH  
**01656660036**  
[bridgend@hrt.uk.com](mailto:bridgend@hrt.uk.com)

**hrt** Est. 1926



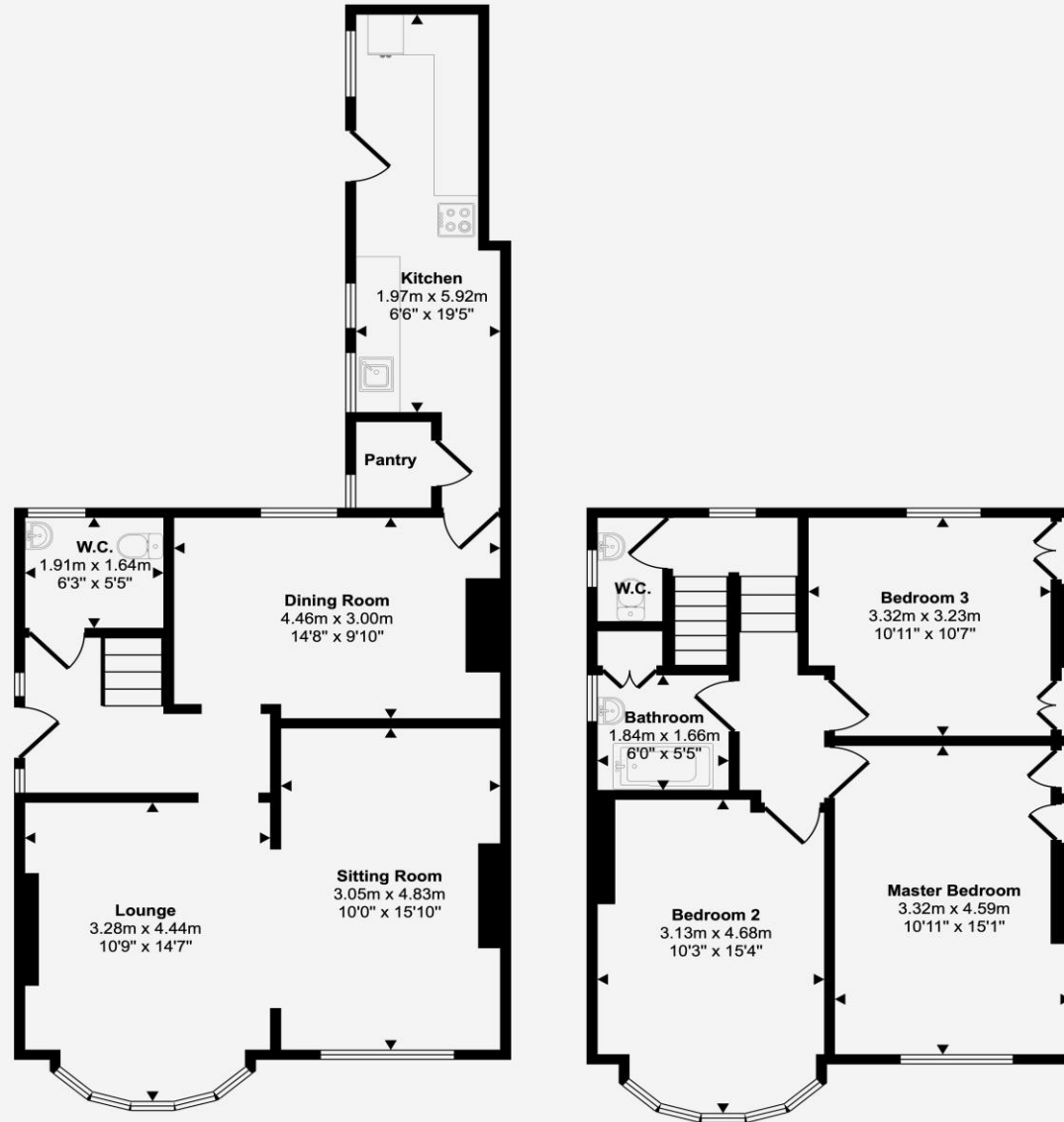
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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







Approx Gross Internal Area  
121 sq m / 1307 sq ft



Ground Floor  
Approx 67 sq m / 726 sq ft

First Floor  
Approx 54 sq m / 581 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.



