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12 George Thomas Close, Porthcawl
Porthcawl

£275,000

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Porthcawl

Well-presented three-bedroom semi in Nottage, Porthcawl. Quiet cul-de-sac, landscaped garden, double drive, modern kitchen, flexible living, near beach, schools, and amenities. Move-in ready. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Located within the highly desirable village of Nottage in the sought-after seaside town of Porthcawl, this well-presented three-bedroom semi-detached home occupies a peaceful cul-de-sac position, offering an excellent combination of lifestyle, convenience, and versatile living accommodation. Ideally situated within walking distance of Nottage Green, Rest Bay Beach, Locks Lane Playing Fields, West Park Primary School, and a range of local amenities, the property also enjoys easy access to Porthcawl town centre, the harbour and seafront, while offering excellent commuter links via Junction 37 of the M4. Further benefits include a recently fitted combination boiler, recently replaced UPVC double-glazed windows throughout, a double-width driveway, and a landscaped rear garden, making this an ideal move-in ready home in a highly sought-after coastal location.

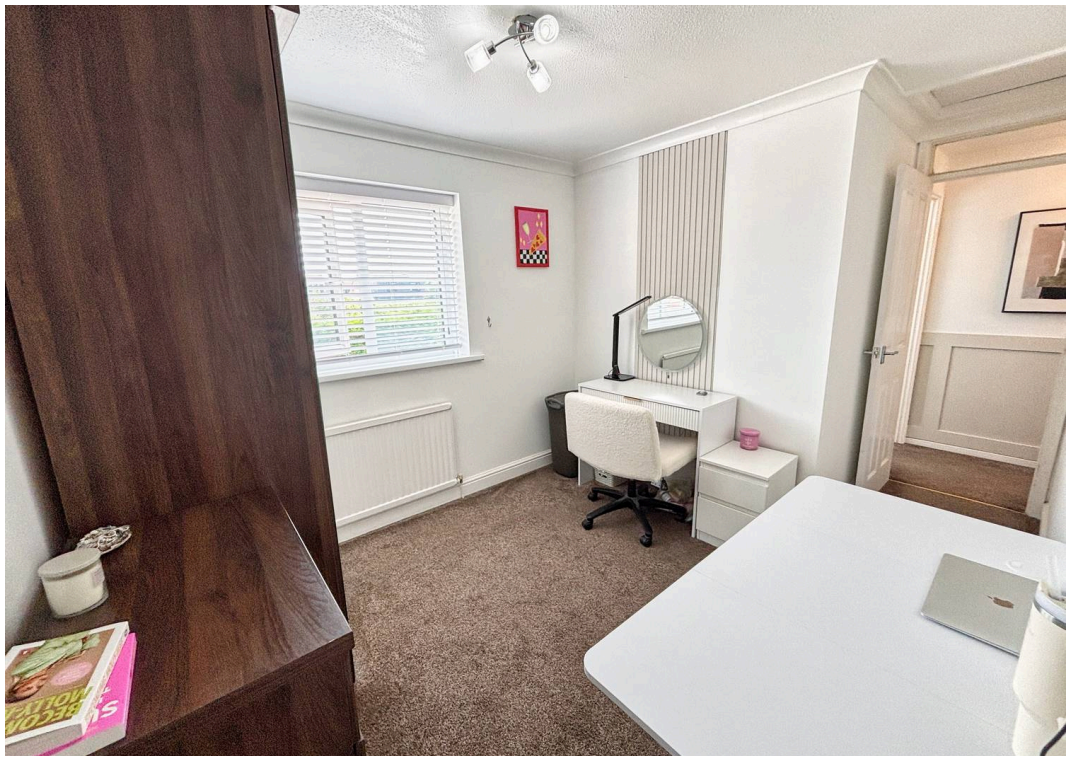
The property is entered via a double-glazed UPVC door into a welcoming entrance hallway laid to laminate flooring, enhanced by stylish half-height wall panelling and a staircase rising to the first floor. Doors lead to the kitchen, lounge, and dining room. The lounge is a standout feature of the home, positioned to the rear and offering a generous yet cosy reception space with laminate flooring, ample room for furniture, and a large double-glazed window and door overlooking the garden, allowing natural light to flood the room while creating a pleasant connection to the outdoor space.

The kitchen is fitted with a matching range of base and eye-level units with squared worktop surfaces, incorporating a stainless steel sink with mixer tap, built-in oven, electric hob with extractor fan above, space for a fridge freezer and two additional appliances, ample storage cupboards, sleek splashback tiling, tiled flooring, and a large front-facing double-glazed window. The recently fitted combination boiler is also housed within the kitchen. The dining room is another generously sized reception room laid to laminate flooring, offering excellent flexibility as a formal dining room, additional sitting room, home office, or even a potential ground-floor bedroom if required. The room benefits from a front-facing double-glazed window and a deceptively large understairs storage cupboard complete with fitted worktop, offering excellent potential to create a utility area or additional storage solution.

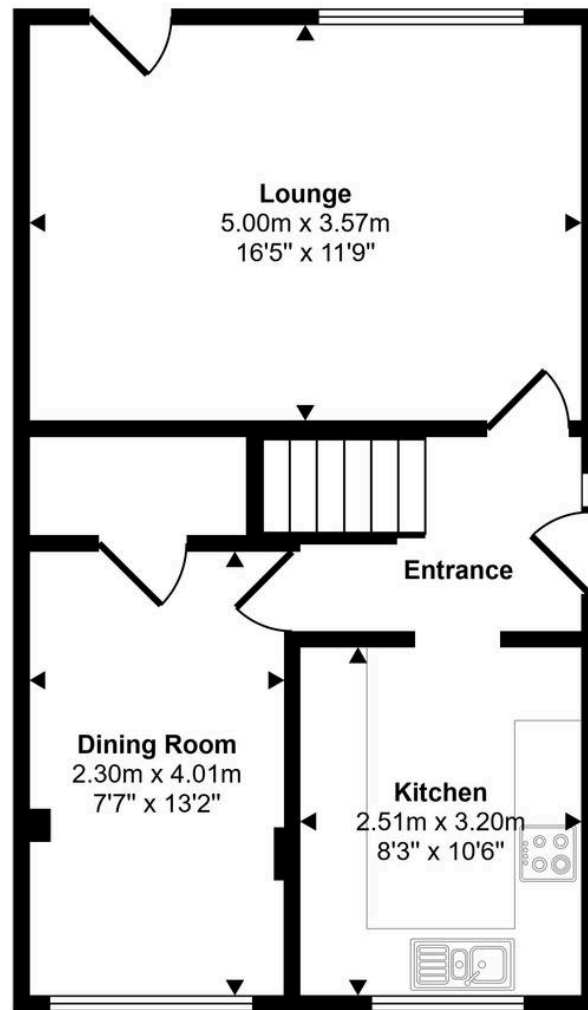
To the first floor, the carpeted landing continues the attractive half-panelled finish and provides access to three bedrooms and the family bathroom. The principal bedroom is a spacious double room with ample space for furniture and a dressing area, enjoying views over the rear garden through a double-glazed window. Bedroom two is another good-sized double room, benefiting from built-in wardrobe/storage space and access to the loft hatch, with the loft being partially boarded and fitted with power. Bedroom three is a well-proportioned single bedroom currently utilised as a home office, sharing the same pleasant garden outlook as the principal bedroom. The family bathroom is fitted with a well-appointed three-piece suite comprising a vanity unit incorporating a WC and wash hand basin, together with a panelled bath with shower over, fully tiled walls and flooring, and an obscure double-glazed window.

Externally, the property benefits from a double-width driveway to the front providing off-road parking, alongside a pathway to the entrance and gated side access. To the rear is a fully enclosed landscaped garden featuring lawned areas, patio seating space ideal for outdoor entertaining, decorative chipping borders, stepping stones, and ample space for additional storage. Offering a peaceful setting where the garden can be enjoyed throughout the day, this charming home combines practicality, flexibility, and a desirable coastal village location. Early viewing is highly recommended to fully appreciate all that is on offer.

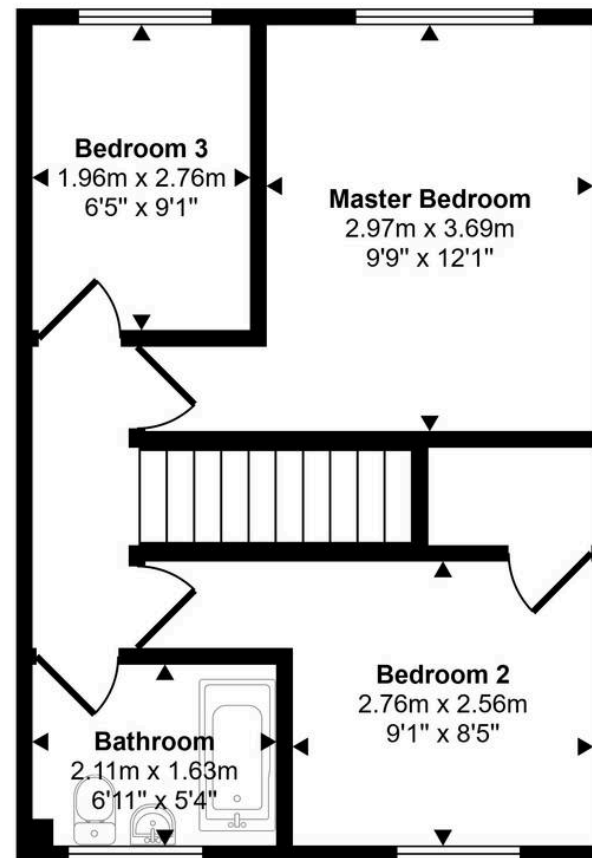




Approx Gross Internal Area
81 sq m / 875 sq ft

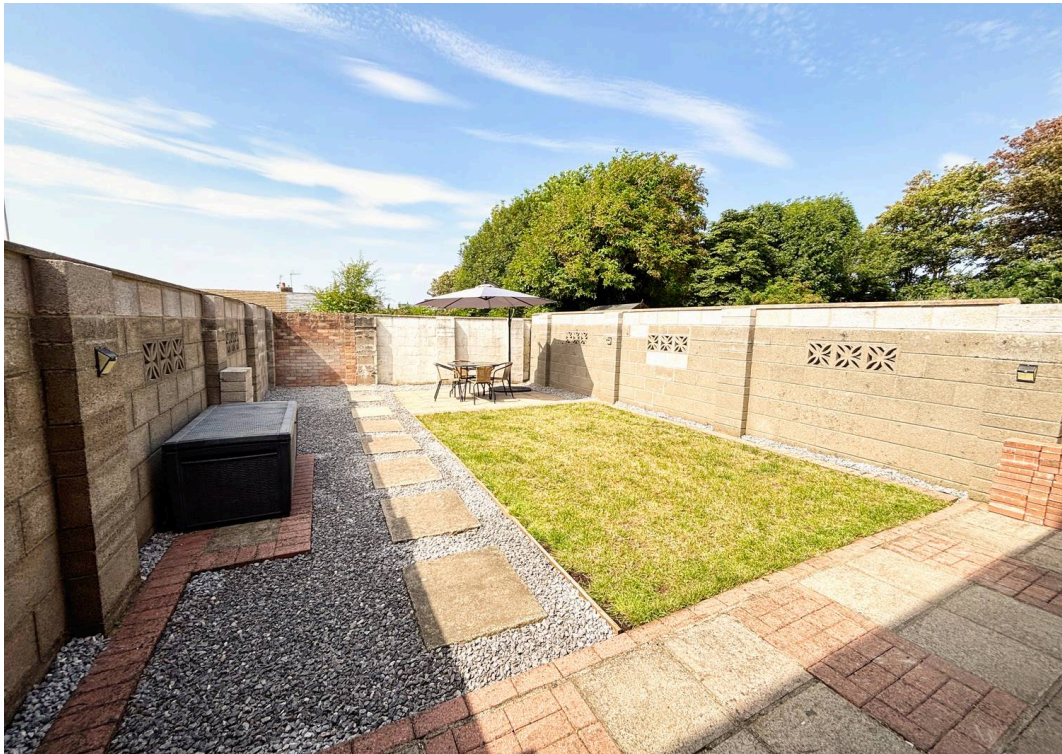


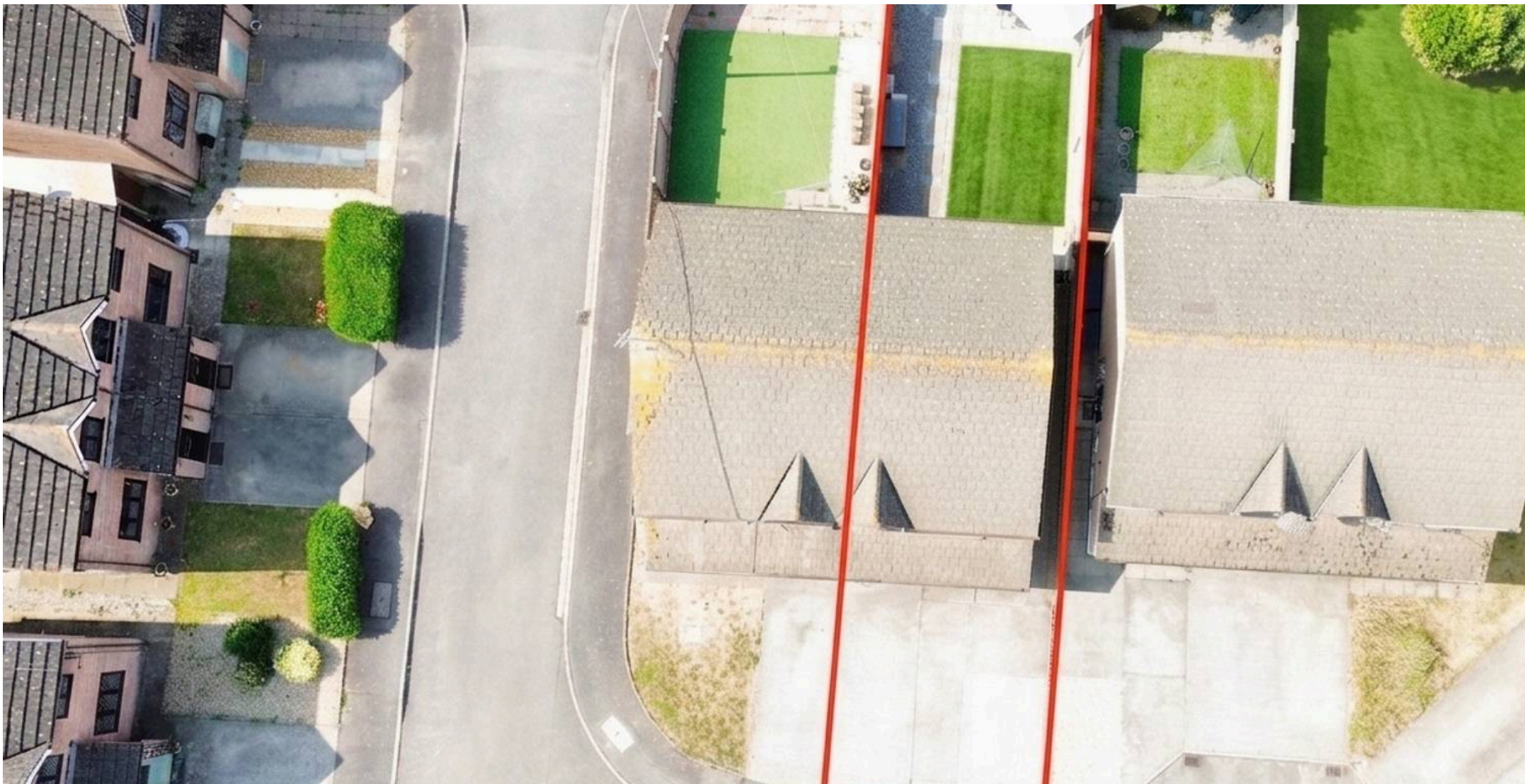
Ground Floor
Approx 44 sq m / 471 sq ft



First Floor
Approx 37 sq m / 403 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.





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