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3 Bredenbury Gardens, Porthcawl

Porthcawl

Guide Price **£375,000**

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Porthcawl

Well-presented four-bed semi in Nottage, Porthcawl. Multiple receptions, two baths, sunroom, garden, ample parking, near beach and town. No chain. Ideal for families seeking coastal living. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Situated within the highly sought-after village of Nottage in the popular seaside town of Porthcawl, this well-presented four-bedroom semi-detached family home occupies a peaceful cul-de-sac position overlooking a pleasant shared green. Offering a wonderful blend of space, versatility, and convenience, the property is ideally located within close proximity to Rest Bay Beach, Porthcawl town centre, local amenities, and excellent commuter links via Junction 37 of the M4. Benefiting from multiple reception rooms, two bathrooms, a double-width driveway providing ample off-road parking, enclosed rear garden, and being sold with no ongoing chain, this extended home is perfectly suited to families and buyers seeking a move-in ready property in a desirable coastal location.

The property is entered via a partly glazed UPVC door into a welcoming and spacious entrance hallway laid to laminate flooring, with doors leading to the lounge, study, ground floor shower room, kitchen-diner, and staircase rising to the first-floor landing. The lounge is a generous reception room offering ample space for furniture while maintaining a warm and cosy feel, centred around a feature fireplace which creates an attractive focal point. A large front-facing double-glazed window allows natural light to flood the room while enjoying views towards the green to the front. The study is another well-proportioned reception room and offers excellent flexibility, making it suitable as a second sitting room, playroom, formal dining room, home office, or even a potential ground-floor bedroom if required. Finished with the same wood-effect flooring, it also benefits from a front-facing double-glazed window.

The ground floor shower room is modern and well-designed, fitted with a three-piece suite comprising a low-level WC, wash hand basin, and walk-in shower with rainfall shower head. The room is complemented by vinyl flooring, half-tiled walls, PVC wall panelling to wet areas, a chrome ladder radiator, and an obscure glazed window.

The kitchen has been fitted with a matching range of base and eye-level units with rolled worktop surfaces and incorporates a stainless steel sink with mixer tap, fitted oven with hob and extractor fan above, space for a fridge freezer, ample storage cupboards, and a useful wraparound breakfast bar. The kitchen flows seamlessly into the dining area, creating an open-plan and sociable living environment ideal for modern family life and entertaining. A useful understairs storage cupboard provides additional practicality, while an opening leads through to the sunroom. The sunroom is a versatile addition to the home, equally suited as a relaxing retreat, dining area, or family space, benefiting from French doors and windows overlooking the rear garden and allowing an abundance of natural light into the room.

To the first floor, the landing provides access to four bedrooms and the family bathroom. The principal bedroom is a well-proportioned double room laid to laminate flooring, offering space for furniture, a rear-facing double-glazed window overlooking the garden, and built-in storage housing the recently fitted combination style boiler. Bedrooms two and three are both generous double bedrooms with ample space for bedroom furniture, one enjoying views over the communal green to the front and the other overlooking the rear garden. Bedroom four is a well-proportioned single bedroom, also benefiting from views over the attractive green to the front. The family bathroom is fitted with a four-piece suite comprising a low-level WC, wash hand basin, corner shower enclosure, and panelled bath, complemented by fully tiled walls and an obscure glazed side window.

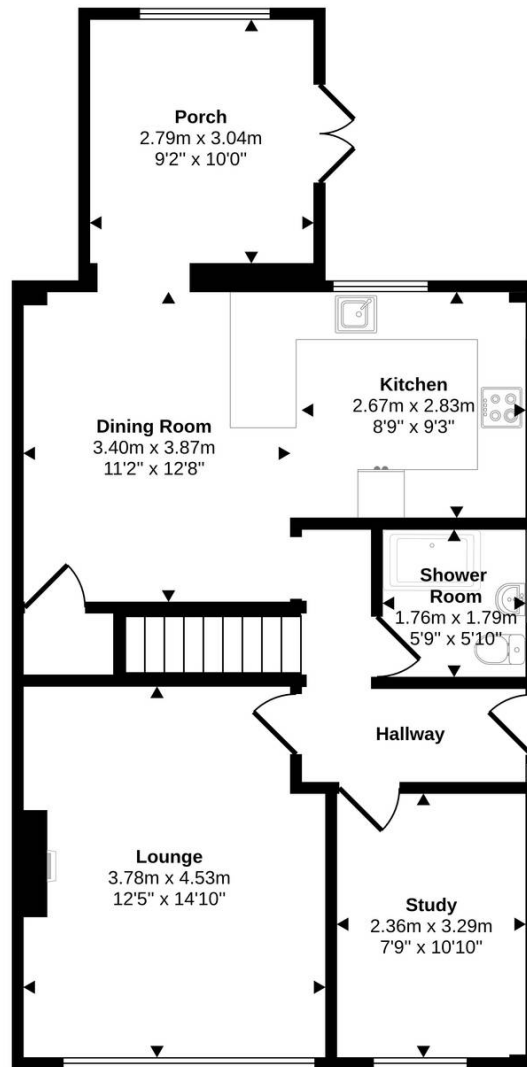
Externally, to the front of the property is a long driveway providing off-road parking, further enhanced by an extended chipping-covered area allowing additional vehicle parking. Gated side access leads through to the rear garden, which is fully enclosed and thoughtfully landscaped for low-maintenance enjoyment. Predominantly laid to patio with a further lawned section, the garden offers ample room for outdoor seating, entertaining, children's play space, and additional storage, creating a practical and enjoyable outdoor environment.

This is a fantastic home offering flexible living accommodation, a peaceful setting, and a sought-after coastal village location, and early viewing is highly recommended.

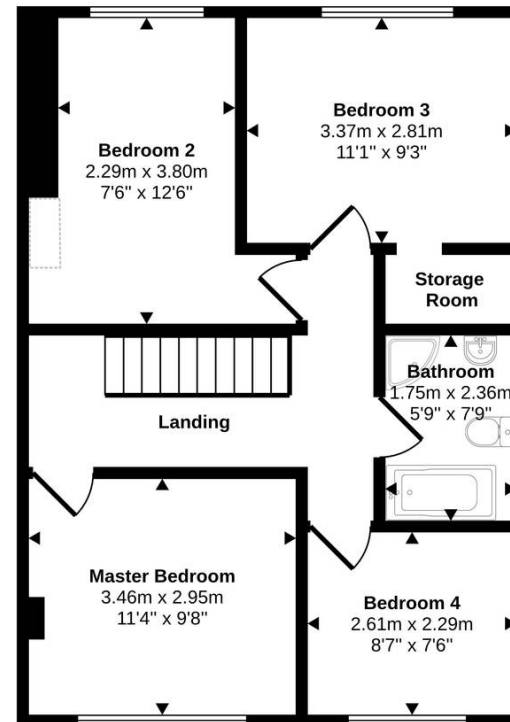




Approx Gross Internal Area
123 sq m / 1321 sq ft



Ground Floor
Approx 69 sq m / 741 sq ft



First Floor
Approx 54 sq m / 580 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.





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