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61 Nicholls Avenue
Porthcawl, CF36 5LH

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Asking price **Offers in
Excess of £325,000**

Located in a highly sought-after central Porthcawl position, just a short walk from local beaches, the town centre, and excellent transport links, this beautifully presented and extended three-bedroom semi-detached property has been renovated to an exceptional standard.

Beautifully presented and immaculate throughout

Renovated to a high standard

Wren fitted kitchen

Dining room with skylight and bifold doors

Generous sized lounge with built in speakers

Shower room + downstairs WC

Impressive sized garage with electric up and over door and off road parking

Fully enclosed garden

Walking distance to beach and Porthcawl seafront

Great transport access via J37 of M4





The property is entered through a composite front door, you are welcomed into a spacious entrance porch, ideal for storage. From here, a stylish wooden door leads into the garage, while a glazed door opens into the main lounge. The ground floor is unified by elegant herringbone-style laminate flooring, creating a seamless flow throughout. The lounge is a generously proportioned reception room, featuring a fireplace with ornate tiling, built-in storage within each alcove, and a large front-facing double-glazed window that floods the space with natural light. Additional highlights include ceiling-integrated speakers with a control panel, a Hive system for central heating control, a modern wall-mounted radiator, and a staircase with a sophisticated stair runner leading to the first floor. An open doorway connects the lounge to the recently installed Wren kitchen, offering an ideal space for entertaining. The kitchen is fitted with a 1.5 sink and swan-neck mixer tap, high-level oven, four ring electric hob, integrated dishwasher and microwave, and an expansive corner pantry cupboard. There's space for a fridge freezer, sleek square-edge worktops, and a central island with matching surfaces, integrated storage, power points, and breakfast bar seating. Twin rear-facing double-glazed windows overlook the garden, and a clever under-stairs area has been transformed into a stylish coffee nook, complete with shelving and spotlighting. Flowing seamlessly from the kitchen is the open-plan dining room, perfect for socialising. This light-filled space features a skylight, bifold doors opening to the garden, ample room for furnishings, and modern acoustic wall panelling. A convenient WC is located just off the kitchen/dining area, fitted with a

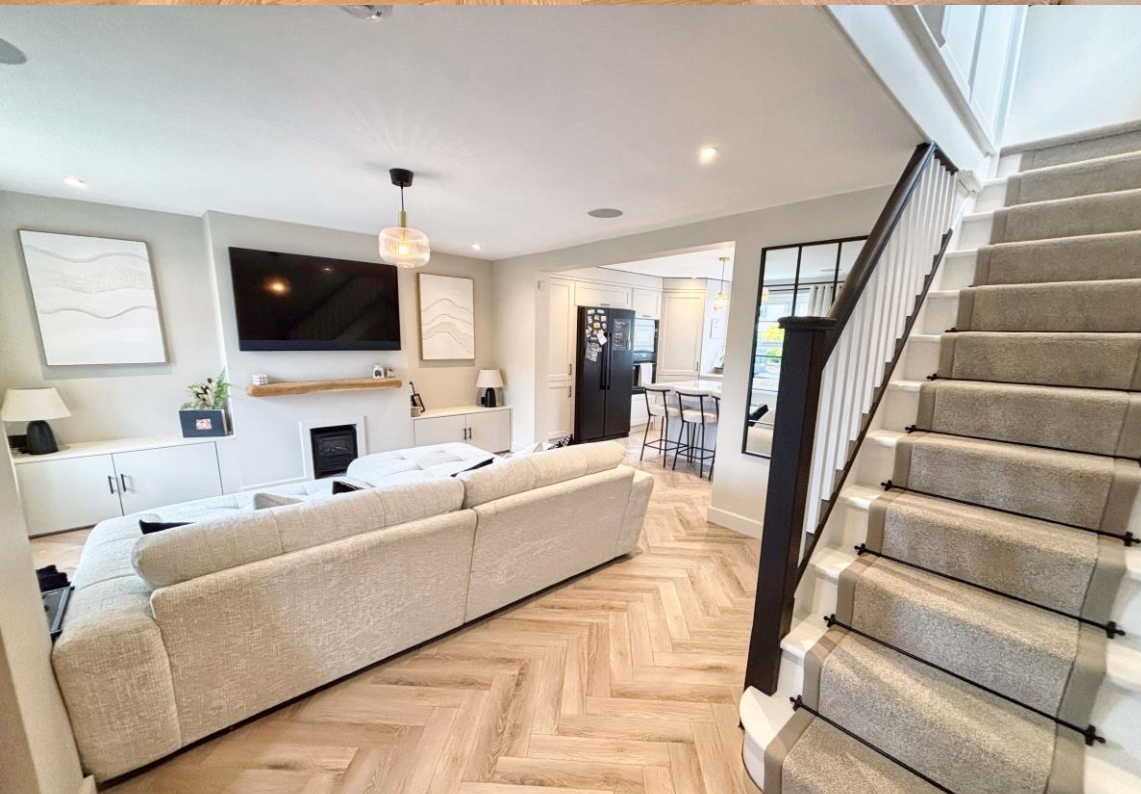
contemporary two-piece suite including a low-level WC, vanity wash hand basin, ladder radiator, and half-panelled walls. Adjacent to the WC is an internal door providing further access to the garage, a notably large space with a high-pitched ceiling, electric up-and-over door, plumbing for white goods, and potential for conversion to additional living space (subject to planning and building regulations).

Upstairs, the first-floor landing features a loft access point, side window, and doors to all three bedrooms and the shower room. The main bedroom is a spacious double with modern wall panelling, a large front-facing double-glazed window, and useful alcoves for storage or furniture placement. Bedroom two is another good-sized double overlooking the rear garden, featuring decorative wall panels and a storage cupboard that

houses the combi boiler. The third bedroom is well-proportioned and ideal as a guest room, nursery, or home office. The contemporary shower room is fitted with a stylish three-piece suite including a low-level WC, vanity wash basin, and a walk-in shower with a waterfall showerhead. Additional features include an illuminated touch-sensor mirror with three light settings and a toothbrush charging point, radiator, ornate tiled flooring, and an obscure-glazed rear window.

Externally, the property boasts a well-maintained front garden laid to lawn, a patio area by the entrance, and a driveway providing off-road parking in front of the garage. The fully enclosed rear garden enjoys sun throughout the day, offering a combination of patio and lawn, with ample space for outdoor furniture and 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.

11083058_1028 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)	
Property address 21 Derwen Road Bridgend, CF31 1LH	Issue date: 05 October 2020 Certificate number: 2790-7686-0222-4324-3073
Property type: Semi-detached house	Total floor area: 87 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/landlords-exemptions>

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[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

Directions

Viewing strictly by appointment
through Herbert R Thomas

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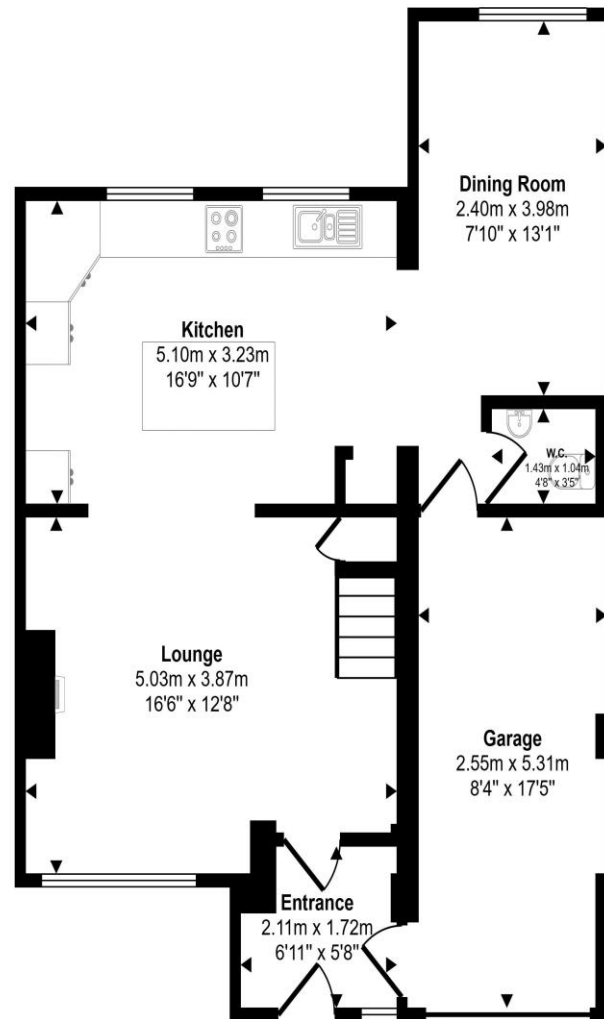
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hrt Est. 1926 **RICS**

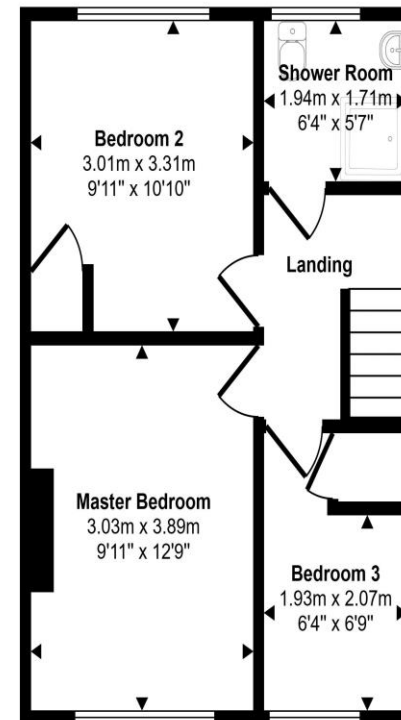
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



Approx Gross Internal Area
106 sq m / 1144 sq ft



Ground Floor
Approx 69 sq m / 740 sq ft



First Floor
Approx 38 sq m / 404 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.

