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4 Locks Lane  
Porthcawl,  
Bridgend,  
CF36 3HY

# 4 Locks Lane

Asking price **£1,200,000**

A stunning, prestigious detached property with generous living and bedroom space situated on the highly sought-after Locks Lane in Porthcawl just a short distance from award winning beaches and the internationally acclaimed Royal Porthcawl Golf Club. The property also accommodates a detached double garage, heated outdoor swimming pool, temperature controlled wine cellar and generous gated gardens.

A stunning, prestigious 5 double bedroom detached property

Close proximity to the internationally acclaimed Royal Porthcawl Golf Club, award-winning coastline and Porthcawl town

Great commuter access via Junction 37 of the M4

Generously proportioned gardens to front and rear

Bespoke fitted master bedroom suite with separate dressing room and en suite bathroom facilities

Three generous lower floor receptions including a large open plan kitchen/family space

Double height entrance hall

Georgian style orangery

Heated outdoor swimming pool, double garage and pool changing room

Temperature controlled wine cellar





Herbert Thomas are pleased to present this stunning 5 double bedroom detached property situated in the desirable Locks Lane of Porthcawl, just a short distance from Rest Bay beach, Royal Porthcawl Golf Club and Porthcawl town centre.

The property is entered via a solid oak door flanked by windows into an entrance porch with tiled flooring and porthole windows to either side. A further glazed door, flanked by windows leads to the main double-height entrance hallway, which features tiled flooring, a solid oak galleried staircase which rises to the first floor, and under-stairs storage. The Drawing Room is entered via double oak doors and has a large focal feature fireplace with an inset gas fire, fitted carpets ornate ceiling coving and recessed lighting. A large bay window overlooks the front garden and a further window to the side. The Sitting Room is entered via a solid oak door and has a large bay window to the front and further window to the side. It features wall-to-wall downlit bookshelves, fitted carpets, ornate ceiling coving and recessed spotlights. The open plan kitchen/family room is a generous space with exposed ceiling beams and twin French doors leading out to the garden and the orangery. The kitchen area is fitted with a matching range of base and eye level units with granite worktops, and twin sunken sink units. There is pluming and space for appliances, a range cooker and space for an American fridge freezer. The orangery is in a stunning Georgian style with French doors and windows to all sides. It has sandstone flooring with underfloor heating and is situated overlooking the rear garden, patio and heated swimming pool. The ground floor also features a large utility room providing ample fitted storage, a sink and space for appliances. There is also a back door providing access to the garden patio and adjacent garage. Adjoining the utility room is a downstairs cloakroom with concealed cistern WC and hand basin.

To the first floor the galleried landing has a further solid oak staircase rising to the second floor. There is a double width airing cupboard, understairs storage and doors leading off to three bedrooms and the family bathroom. The master suite has ornate coving to the ceiling with recessed spotlights, a large bay window to the front, a range of solid oak built-in wardrobes and an open archway to a generous dressing area fitted with a further range of bespoke wardrobes. A solid oak door leads to a generous en-suite bathroom with a bespoke vanity unit with his and hers sinks set into a granite top. There is a concealed cistern WC, bidet, inset shower cubicle and roll top bath. The bathroom is finished with full height tiling to walls, tiled flooring, twin windows to the rear and recessed spotlights. The second bedroom is a generous space a offering sleeping area and living space with a bay window to the front and twin windows to the side

elevation. Bedroom 5 is a double bedroom with a large fitted mirrored wardrobe, twin windows overlooking the rear garden and coving to the ceiling. The family bathroom is finished to the highest of standards, fitted with a 5 piece suite comprising a sunken bath with granite shelving, a bidet and concealed cistern WC, a corner shower cubicle and contemporary wash hand basin. It is finished with full height tiling to all walls, recessed spotlights and an obscure glazed window to the rear.

To the second floor is a generous sized landing with ornate coving to the ceiling and recessed spotlights. Solid oak doorways lead off to two further double bedrooms, shower room and a generous sized store room – ideal for conversion to a sixth bedroom if required. Bedroom three is generously proportioned with windows to the front and rear, eaves storage and coving to the ceiling and recessed spotlights. The fourth bedroom has windows to the front, rear and side elevations and is a further generous with double room with ample living space and recessed spotlights. The views from the second floor bedrooms are far reaching across the roof tops of Porthcawl and to the sea.

Outside, the property is located centrally in the plot with the front enjoying an enclosed garden laid mostly to a large block paved driveway, which provides generous parking that is accessed via electric iron gates. There is a large lawned

area bordered by plants and shrubs that flows to the side and leads to the rear garden. On the northern side, the driveway runs along the property to a detached double garage with electric roller shutter doors. Internally a further doorway leads to a climate controlled wine cellar with a range of shelving. To the rear of the garage is a changing room for the swimming pool which is fully tiled and has a toilet, shower and wash hand basin, and is accessed from the garden. To the rear is a garden laid mainly to lawn with mature planted borders and a well proportioned pool which is heated, has an electric roller cover and timber deck borders.

Leisure and recreation are in abundance locally with the town forming part of the beautiful Glamorgan Heritage Coast, beaches at Newton, backed by the Merthyr Mawr sand dunes, a designated site of Special Scientific Interest, Trecco Bay, Rest Bay, Sandy Bay, Pink Bay and Sker are all popular locations for walkers, surfers and horse riders. Rest Bay is one of the top surfing beaches in the country and has recently added a £1.5 million water sports centre to the bay with the historic harbour boasting 70 moorings for leisure and commercial craft. Porthcawl town is located 3 miles off junction 37 of the M4 providing easy commuter access to both Cardiff and Swansea.





## Directions

From junction 37 of the M4 follow the A4229 towards Porthcawl. At the third roundabout take the third exit onto Fulmer Road. Follow this road for approximately 1.2 miles then turn left onto Locks Lane where the property will be found on the right hand side as indicated by our for sale sign.

## Tenure

Freehold

## Services

All main services  
Council Tax Band I  
EPC Rating

## Energy performance certificate (EPC)



Property type  
Detached house

Total floor area  
375 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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>.

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Viewing strictly by appointment through Herbert R Thomas

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