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4 Clos-Y-Deri  
Porthcawl,  
Bridgend,  
CF36 3PR



## 4 Clos-Y-Deri

Asking price **£299,950**

Situated in a popular central Porthcawl location moments away from rest Bay Beach local school shops in amenities and Loxley Playing field is this well presented three bedroom detached property with off-road parking garage and landscaped garden.

Detached

Ample parking and garage

Fully enclosed landscape garden

Open plan kitchen diner

Being sold with no ongoing chain

Three bedrooms

Central Portcawl location

Short distance to Rest Bay Beach

Close to Locks Lane Playing Field

Popular Porthcawl location, great commuter access via Jackson 37 on the M4









Being sold with no ongoing chain Herbert R Thomas are pleased to present this three bedroom detached property in a central Porthcawl location with close distance to local beaches Town Centre and Playing fields with great commuter access via junction 37 of the M4.

The property is entered via partly glazed door into a porch with ample storage space and frosted double glaze windows front and side and wooden glazed door through to the hallway. The entrance hall has staircase rising to the first floor landing and an opening through to the lounge and kitchen diner. The kitchen has been fitted with a matching range of base and eye level units with square worktop and wrap around breakfast bar consist of a stainless steel sink with Swan neck mixer tap, four ring electric hob with complementary extractor fan overhead, high-level oven and space for fridge/freezer. The kitchen diner benefits from open plan style of living with ample for dining furniture and has fully laminated floor and a double glazed UPVC sliding doors giving access to the fully enclosed garden. The lounge flows effortlessly from the dining room and is a generous size with a large double glazed UPVC window to front allowing natural light to pour into the space.

To the first floor landing, there is a double glazed window to the side and doors to the three bedrooms, family

bathroom and airing cupboard which houses the combination style boiler. Bedroom one is a good size double room laid to carpet with ample furniture space, a loft inspection point and double glazed window to the front. Bedroom two is another good size double room benefiting from built-in wardrobes and a double glazed window to rear overlooking the garden. Bedroom three is a well-proportioned single bedroom / multiple purpose room with a double glazed UPVC window to front. The bathroom consists of a three-piece suite comprising of a low-level WC, pedestal wash hand basin and L shaped bath with waterfall showerhead above. There is fully tiled walls and stylish

chevron tiles in the wet areas and obscure double glazed window to front.

To the front of the property, the driveway provides ample off-road parking ahead of the garage which is split into two sections with access from front and side as well as a window.

To the rear of the property is a fully enclosed garden laid mostly to with patio and decking areas, multiple power point, gated side access onto driveway and external door through to the garage.





## 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.

## Directions

To reach 4 Clos y Deri, Porthcawl, CF36 3PR from Junction 37 of the M4 motorway, follow these directions: Exit the M4 at Junction 37: At the junction, follow signs for Porthcawl. Merge onto the A4229: After exiting, merge onto the A4229, following signs for Porthcawl. Continue on the A4229: Stay on the A4229 for approximately 2 miles. Turn left onto South Road: At the roundabout, take the exit onto South Road. Continue on South Road: Drive along South Road for about 1 mile. Turn left onto Clos y Deri: Turn left onto Clos y Deri; number 4 will be on your left.

Viewing strictly by appointment  
through Herbert R Thomas

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

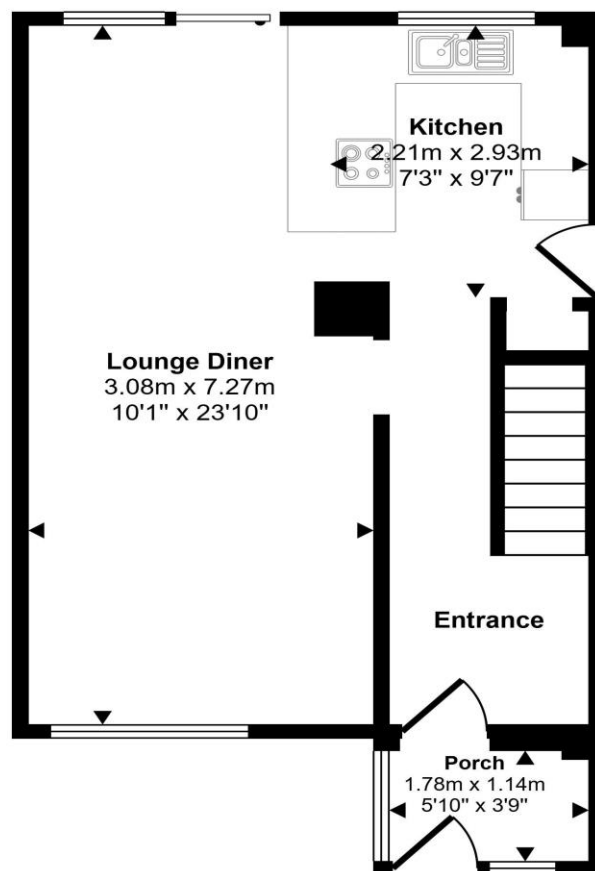
Energy performance certificate (EPC)		
A-Certificate 2014-2015 CF36 3PR	Energy rating <b>D</b>	Valid until 2 July 2028
Property type Detached house		Certificate number 9548-7915-7223-5588-9905
Total floor area 75 square metres		
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="https://www.gov.uk/guidance/domestic-energy-ratings-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-energy-ratings-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-energy-ratings-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).		
<b>Energy rating and score</b>		The graph shows this property's current and potential energy rating.
This property's energy rating is D. It has the potential to be C.		<b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be.
<a href="#">See how to improve this property's energy efficiency.</a>		For properties in England and Wales: the average energy rating is D the average energy score is 60
Score	Energy rating	Current Potential
92-101	A	92-101
81-91	B	81-91
69-80	C	69-80
55-68	D	55-68
39-54	E	39-54
21-38	F	21-38
1-20	G	1-20



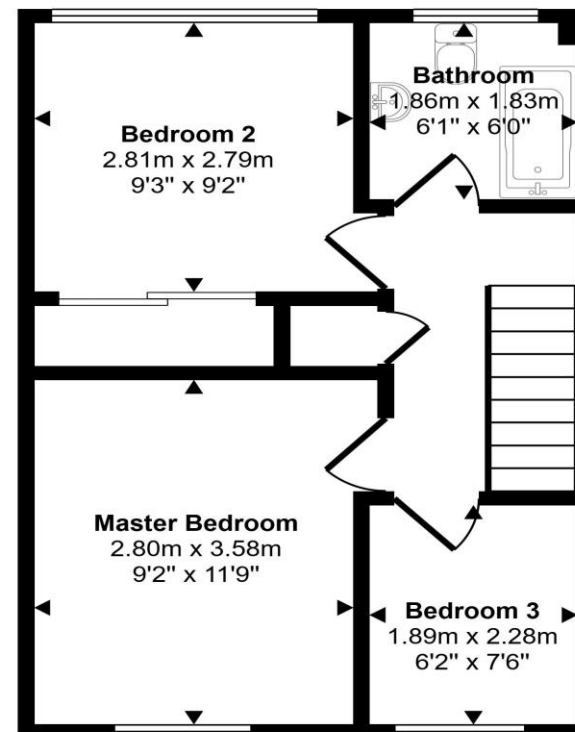




Approx Gross Internal Area  
74 sq m / 797 sq ft



Ground Floor  
Approx 39 sq m / 418 sq ft



First Floor  
Approx 35 sq m / 379 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.



