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3 Cypress Gardens, Porthcawl
Porthcawl

£425,000

3 Cypress Gardens

Porthcawl

From Herbert r Thomas at The Toll House, 1 Derwen Road, proceed out of Bridgend along Park Street/A473 towards Porthcawl. Continue through Laleston and at the roundabout take the second exit onto the A48. At the next roundabout take the first exit towards Porthcawl and continue for approximately two miles. On entering Porthcawl, take the first exit at the roundabout, then turn left onto Manor Grove. Turn right onto Danygraig Avenue, then take the third right onto Birch Walk. Turn left onto Rowan Drive, take the second turning onto Lime Tree Way, followed by the next left onto The Burrows. Follow the road around and turn left into Cypress Gardens, where No. 3 can be found within the cul-de-sac.

Extended three double bedroom detached property with integral garage located opposite the access to Newton Beach.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



An extended three double bedroom detached home occupying a quiet cul-de-sac position in a sought-after part of Porthcawl, with access to the dunes and footpath to Newton Beach almost directly opposite. The property has been significantly enhanced by a superb rear extension, creating an impressive additional living space overlooking the garden.

Ground Floor

The property is entered via a composite front door opening into an entrance porch, with a window to the side and laminate flooring continuing through into the lounge.

The lounge is a comfortable reception room with a window to the front, a contemporary wall-mounted gas fireplace and staircase rising to the first floor. Double doors open into the dining room, allowing the two spaces to flow together particularly well.

The dining room provides ample space for a family dining table and opens directly into the impressive rear extension, which was added approximately five years ago.

Now used as the principal sitting/family room, the extension is a fantastic addition to the property and creates a bright and spacious everyday living area. A feature lantern roof allows plenty of natural light into the room, complemented by inset ceiling spotlights, a wood-burning stove and bi-folding doors opening onto the side and rear garden.

A door from the dining room leads into the kitchen, which has been refitted with a range of cream high-gloss wall, base and drawer units complemented by wood work surfaces and tiled flooring. There is an electric oven with four-ring gas hob, space for a fridge/freezer and a window overlooking the rear garden.

The tiled flooring continues into the adjoining utility room, which has been fitted to match the kitchen with further high-gloss units and complementary work surfaces, together with space and plumbing for a washing machine.

From here there is access to a particularly spacious ground floor cloakroom, fitted with a WC and vanity unit incorporating a wash hand basin. There is a window to the side, tiled flooring and part-tiled walls.

First Floor

The carpeted staircase rises to the first-floor landing, which provides access to the loft and a useful storage cupboard incorporating a heated towel rail, ideal for storing towels and bedding. Doors lead to all bedrooms and family bathroom.

Bedroom One is a spacious L-shaped double bedroom providing plenty of room for a double bed, bedside furniture and freestanding wardrobes. A door leads into the en-suite shower room, fitted with a shower enclosure with thermostatic rainfall shower, vanity wash hand basin and WC, complemented by part-tiled walls and a window.

Bedroom Two is another generous double room positioned to the front of the property, enjoying an attractive outlook towards the common and dunes leading to Newton Beach. The room benefits from fitted carpet and sliding mirrored wardrobes.

Bedroom Three is also a double bedroom, again positioned to the front with fitted carpet and views towards the common and dunes.

The family bathroom benefits from a large walk in shower with wall hung vanity unit and a WC. The walls are part tiled with a mirrored cabinet and window to the side.

Outside

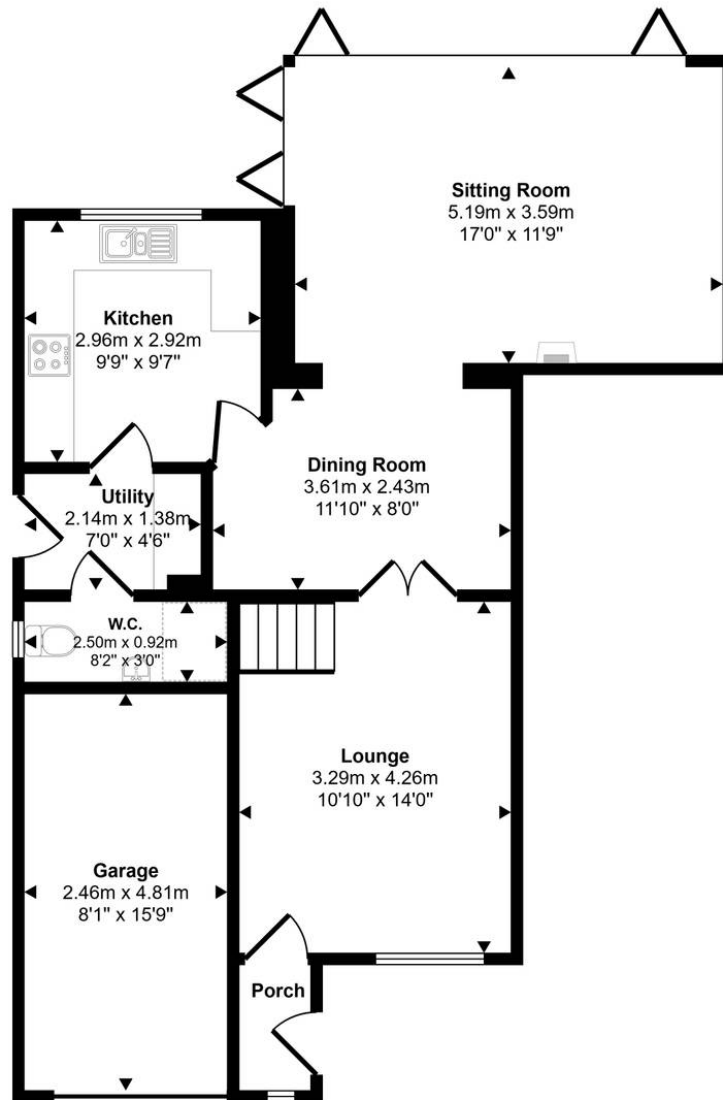
The property is approached via an interlocking brick driveway providing comfortable off-road parking for two vehicles. An adjoining area of front lawn offers potential to create further parking if required.

The driveway leads the to the integral garage, which benefits from an electric roller shutter door. The garage also houses the Glow-worm combination boiler, understood to be approximately 14 years old and serviced annually.



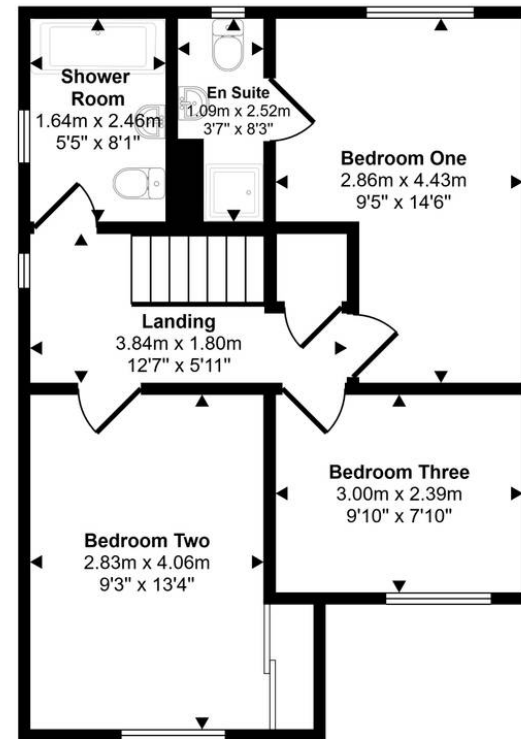


Approx Gross Internal Area
119 sq m / 1285 sq ft



Ground Floor

Approx 72 sq m / 779 sq ft



First Floor

Approx 47 sq m / 506 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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