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58 Danygraig Avenue

Porthcawl,  
Bridgend,  
CF36 5AE



# 58 Danygraig Avenue

Asking price **£479,950**

Discover the epitome of coastal living at 58 Danygraig Avenue, an exquisitely extended and upgraded four double bedroom detached home nestled in the highly sought-after Danygraig Avenue, Newton, Porthcawl. Boasting breathtaking south-facing sea views from both the ground and first levels, this stunning property offers an exceptional blend of luxury, comfort, and convenience.

South facing sea views from both ground and first levels

Four double bedrooms and three bathrooms

Renovated to a high standard

Sought-after Danygraig Avenue, Newton, Porthcawl

Private south facing garden

Walking distance to beach and coastal path

Detached property

Ample off-road parking and garage

Close proximity to local school, shops, amenities and junction 37 of the M4

Viewings highly recommended







This spectacular residence features an enclosed south-facing rear garden with panoramic sea views, ample off-road parking, and a spacious garage. Perfectly located in Newton, it is within close proximity to esteemed local schools, vibrant shops, essential amenities, and convenient access to junction 37 of the M4. Upon entering through the elegant composite door, you are greeted by an inviting entrance hallway adorned with a striking glass banister staircase. The hallway leads to two generously-sized ground floor bedrooms, a contemporary shower room, a storage cupboard, and the expansive lounge/kitchen/family area. The first ground floor bedroom is a spacious double room with luxurious LVT flooring, a double glazed UPVC window to the front, and a built-in wardrobe. The second ground floor bedroom mirrors this elegance, also featuring LVT flooring and a double glazed UPVC window to the front. Both rooms offer versatile spaces that can easily transform into additional reception rooms if desired. The sophisticated ground floor shower room is fitted with a chic three-piece suite, including a walk-in double shower, a vanity wash hand basin with extra storage, and a WC. Additional highlights include a chrome ladder radiator, a double glazed window to the side, and a mirror with touch-responsive LED lighting. The heart of the home, the lounge/kitchen/family area, spans the rear of the property, creating a harmonious open-plan living space perfect for social gatherings. A large double glazed UPVC window frames the spectacular south-facing sea views, while double glazed French doors open to the serene garden. The state-of-the-art kitchen is equipped with a range of matching base and eye-level units, sleek squared worktops, and a matching island/breakfast bar with an integral dishwasher and additional storage. Premium features include an integral fridge/freezer, a range cooker with multiple ovens, and a contemporary extractor fan. All kitchen appliances are brand new and unused. Additionally, a double glazed UPVC window to the side and a door provide direct access to the driveway and garage. Ascending to the first floor landing, natural light floods the space through a double

glazed Velux window. The landing leads to two luxurious bedrooms, each designed to maximize comfort and style. The main bedroom is a tranquil retreat, perfectly positioned to offer uninterrupted sea views from the large double glazed UPVC sliding doors and a charming glass Juliet balcony overlooking the south-facing garden. This room is beautifully carpeted and includes an ensuite and a storage cupboard housing the combination boiler. The ensuite is elegantly appointed with a three-piece suite, featuring a low-level WC, a vanity wash hand basin, and a stylish shower suite, complete with tiled walls in the wet areas, a chrome ladder radiator, a double glazed window to the rear, and a touch sensor LED mirror. The second bedroom is equally impressive, offering generous space and large double glazed UPVC sliding doors leading to another glass Juliet balcony with stunning south-facing sea views. This bedroom also includes a luxurious ensuite fitted with a three-piece suite, comprising a jacuzzi bath, a low-level WC, and a wash

hand basin unit. It is finished with a chrome ladder radiator, a touch-responsive LED mirror, and a Velux window to the front. The front of the property features a meticulously landscaped garden designed for low maintenance, a welcoming pathway, and a gated driveway providing ample off-road parking with the potential to add an electric vehicle charge point. The garage is equipped with a powered up-and-over door, a composite door to the garden, and double glazed windows to the side and rear with sea views, offering an excellent opportunity for conversion into a home office, gym, or multipurpose space. To the rear, the property boasts a fully enclosed private south-facing garden, primarily laid to lawn with a raised patio section perfect for enjoying uninterrupted coastal views. Additionally, the property benefits from being located in a fibre broadband area, ensuring fast and reliable internet connectivity. Experience the pinnacle of coastal living in this exceptional property. Viewings are highly recommended to truly appreciate all that this home has to offer.







## Directions

Traveling to Porthcawl, from Laleston proceed down the hill at the first roundabout, take the first left hand turning and immediate left. Then take the right turn onto Dan Y Graig Avenue continue to follow the road passing Birch Walk turning and the property can be found on the right hand side as indicated by our for sale board

## Tenure

Freehold

## Services

All mains

Council Tax Band D

EPC Rating D

Viewing strictly by appointment through  
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**hrt** Est. 1926



55926, 11:41 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

44 Derwen Avenue PORTHCAWL, CF31 1LH	<b>Energy rating</b> <b>D</b>	Valid until: 1 October 2021 Certificate number: 0221-1910-3200-1459-0200
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Property type	Detached bungalow
Total floor area	75 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 minimum energy efficiency standard for private rented properties](https://www.gov.uk/guidance/minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

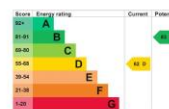
This property's energy rating is D. It has the potential to be B.

[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



<https://find-energy-certificate.service.gov.uk/energy-certificate/0221-1910-3200-1459-0200/porthcawl>

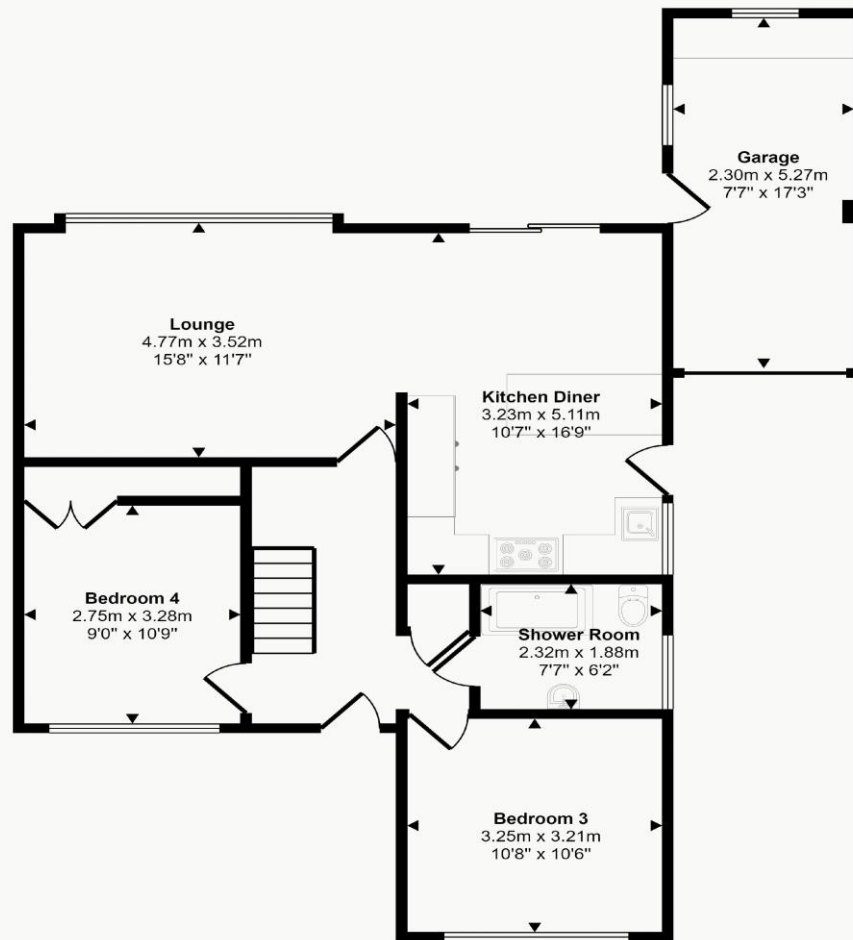
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that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



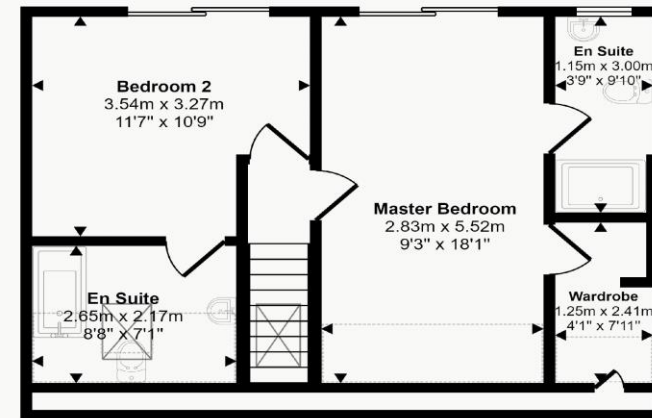


Approx Gross Internal Area  
131 sq m / 1405 sq ft



Ground Floor  
Approx 83 sq m / 897 sq ft

 Denotes head height below 1.5m



First Floor  
Approx 47 sq m / 509 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.



