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2 Danygraig  
Avenue  
Porthcawl, CF36 5AA

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## 2 Danygraig Avenue

Asking price **£650,000**

Coming to market for the first time in over 50 years, this charming 4-bedroom detached property on sought-after Danygraig Avenue offers endless potential and a generous corner plot with a south-facing garden, just a short walk from Newton Beach.

Danygraig Avenue location, within walking distance of Newton Village and Beach

Sold with no onward chain

Generous corner plot with south-facing garden

Three reception rooms offering versatile living spaces

Spacious kitchen/diner with ample room for dining

Detached garage and additional off-road parking

Conservatory with access to the rear garden

Four good-sized bedrooms, including an impressive master suite

Attractive original features, including parquet flooring and marble fireplace

Private, enclosed garden with patio and outbuilding for additional storage









Herbert Thomas are proud to present Rockland 2 Danygraig – a generous detached home, offered for sale for the first time in over 50 years. The property, located on the highly desirable Danygraig Avenue, boasts a large corner plot with a south-facing garden, privacy, and a central location. The property is sold with no onward chain, ensuring a smooth transaction.

Upon entering the property, you are welcomed by an entrance hallway featuring original flooring and a staircase that leads to the first-floor landing. From here, you can access a spacious lounge, kitchen/diner, living room, and a study. The lounge is a generously sized reception room, with parquet flooring and a marble fireplace, while the living room offers the possibility for a fifth bedroom and has access to the conservatory. The conservatory, with its aluminium construction and tiled floors, overlooks the rear garden. The kitchen is fitted with a range of base and eye-level units, providing ample storage and workspace. It includes a four-burner gas hob, built-in oven, integral fridge, and space for white goods. The kitchen/diner is a standout feature, with dual aspect

windows flooding the room with natural light and ample space for dining furniture. The property also boasts a large garage with an electric up-and-over door and a separate utility room, adding to the convenience of the home.

The first-floor landing leads to three well-sized bedrooms, a family bathroom, and a separate WC. The master bedroom has triple built-in wardrobes, an en-suite, and sliding doors leading to a private balcony that offers stunning views over the garden.

The second and third bedrooms also offer ample space, with built-in wardrobes and views of the

surrounding area. Additionally, there is a spacious attic room with twin windows to the rear, providing natural light and ample storage space.

The property is complemented by a gated driveway, ample off-road parking, and a well-maintained front and rear garden, offering both privacy and convenience.





## Tenure

Freehold

## Services

All mains services  
Council Tax Band G  
EPC Rating

## 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.

# AWAITING EPC

## 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

Viewing strictly by appointment  
through Herbert R Thomas

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herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,  
Mid Glamorgan, CF31 1LH  
**01656660036**  
[bridgend@hrt.uk.com](mailto:bridgend@hrt.uk.com)

**hrt** Est. 1926



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  
291 sq m / 3134 sq ft



Ground Floor  
Approx 149 sq m / 1608 sq ft

First Floor  
Approx 96 sq m / 1031 sq ft

Second Floor  
Approx 46 sq m / 494 sq ft

Dimensions 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 Master Strategy 300.



