



50 Danygraig Avenue

Porthcawl, CF36 5AE

£430,000



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Situated within the esteemed Dan Y Graig Avenue in Newton, Porthcawl, this three bedroom detached property epitomizes comfortable living in a highly sought-after location. Positioned to capture the essence of coastal living, the residence enjoys partial sea views to the rear, adding a touch of serenity to its charm. Meticulously maintained and cherished by its current owner, the property radiates warmth and care. A gated resin driveway provides a welcoming entrance, leading to the garage and complemented by a mature front garden, creating a delightful first impression. This well-loved home combines its prime location, thoughtful upkeep, and partial sea views, making it a desirable and inviting home in the heart of Newton, Porthcawl.

Upon entry, this property welcomes you with a spacious entrance hall, adorned with a staircase leading to the first floor and providing access to the ground floor reception areas. The ground level presents a versatile layout, featuring a convenient ground floor bedroom and a well-appointed shower room.

To the rear of the property, the heart of the home unfolds as an open-plan lounge, kitchen, and diner. The lounge, a haven of relaxation, boasts bi-folding doors that seamlessly connect to the rear terrace, creating an ideal space for social gatherings, relaxation, and al fresco dining. The well-designed kitchen exudes a country charm and is complemented by an adjacent utility room, adding practicality to its appeal.

Ascending to the first floor reveals two double bedrooms, both graced with sea views. One of these bedrooms enjoys the luxury of a private en-suite shower room, providing a personal sanctuary within this inviting home. With its thoughtful layout, stylish design, and a perfect blend of indoor and outdoor living, this property on Dan Y Graig Avenue stands as a delightful coastal retreat in Newton, Porthcawl.





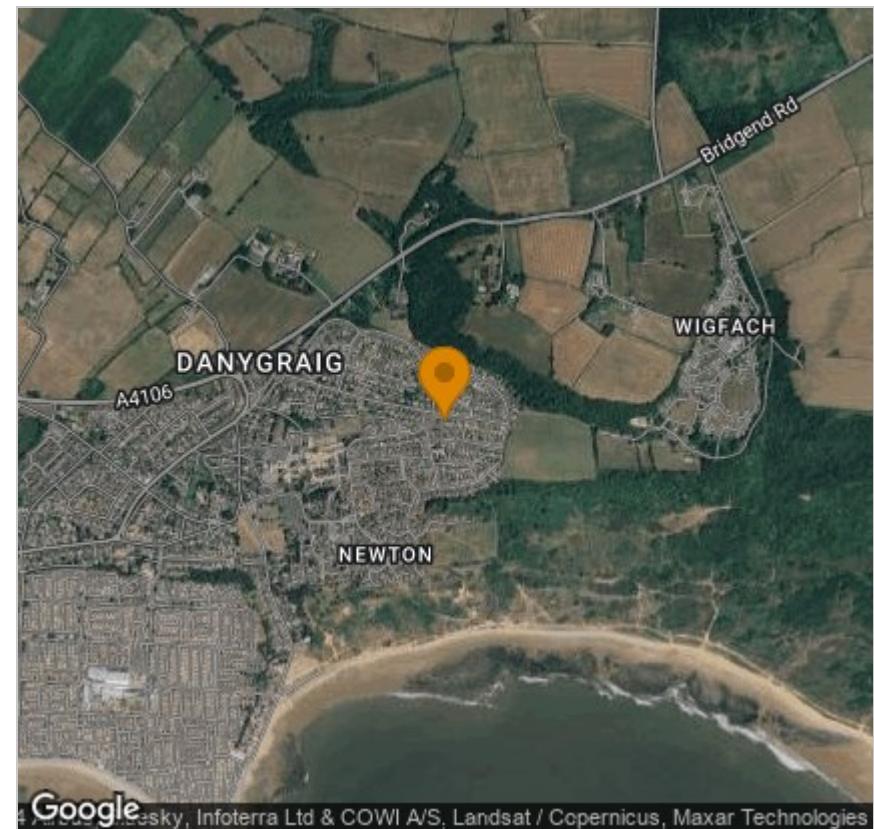
## Floor Plan



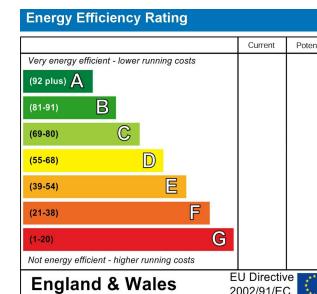
## Viewing

Please contact our McHattons - Porthcawl Office on 01656 331577 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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