



Cherry Tree Avenue  
, Porthcawl, CF36 5RD

Offers in the region of £425,000



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This two-bedroom detached bungalow is positioned in the highly sought-after Dan Y Graig area of Newton, Porthcawl. Immaculately presented, the property has been meticulously improved and maintained by the current owner, featuring a delightful enclosed southerly-facing rear garden. The front boasts a thoughtfully designed U-shaped driveway, providing ample parking for several vehicles with in-and-out access, along with a detached garage.

Internally, the property offers a light and versatile layout, with the living accommodation located at the rear to take advantage of the southerly aspect of the garden. This includes a spacious lounge, a conservatory, and a kitchen with a dining area. The two well-proportioned bedrooms are situated at the front of the property, alongside an immaculate shower room. The rear garden, positioned to enjoy maximum sunlight, features a variety of patio sitting areas and a manicured lawn surrounded by mature plants and shrubs, creating a serene outdoor retreat. With its spacious interiors and versatile outdoor areas, this property is ideal for those seeking a comfortable and practical home in a desirable location.

The property is well positioned to enjoy Porthcawl's beaches and scenic coastline walks, while also offering convenient access to the M4 and A48.





## 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.

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## Area Map



## Energy Efficiency Graph

