



Danygraig Avenue  
Porthcawl, CF36 5AA

£750,000





## Danygraig Avenue

, Porthcawl, CF36 5AA

Substantial five-bedroom detached property with no ongoing chain situated on the highly desirable Danygraig Avenue, Porthcawl within easy walking distance of Newton Beach. This family home has been lovingly extended by the current owners and offers well-proportioned accommodation over two floors and benefits from a delightful southerly-facing rear garden.

**Entrance Porch:** Welcoming entrance porch leading to a grand entrance hall with an open staircase to the first floor.

**Reception Rooms:** Three versatile reception rooms, one of which offers the potential to be utilized as a sixth bedroom with adjacent bathroom facilities. A generous lounge diner with patio doors to rear garden and log burning stove.

**Kitchen/Diner:** Bespoke kitchen diner, perfect for family meals and entertaining.

**Utility Room:** Convenient utility room providing additional storage and laundry space.

**Bathroom:** Three piece suite.

**WC:** Ground floor WC for added convenience.

**Garage:** Integral access to the garage via the rear hall.

**Bedrooms:** Five well-proportioned bedrooms, two of which benefit from their own private en-suite facilities.

**Family Bathroom:** Modern and spacious family bathroom, equipped with necessary fixtures and fittings.

**Front Garden:** Attractive front garden with a well-maintained lawn surrounded by mature plants and shrubs.

**Driveway:** To the side and provides ample parking for a number of cars and access to the garage.

**Rear Garden:** Sun-soaked southerly aspect garden featuring a variety of patio and lawned sitting areas, with a large variety of mature plants and shrub borders.

**Desirable Area:** Located on the highly sought-after Danygraig Avenue, within close proximity to local amenities, schools, and the seafront.

**Transport Links:** Convenient access to major commuting links, including the M4 and A48, making travel to nearby towns and cities easy.

This property represents a unique opportunity to acquire a spacious and well-presented family home in a prime location

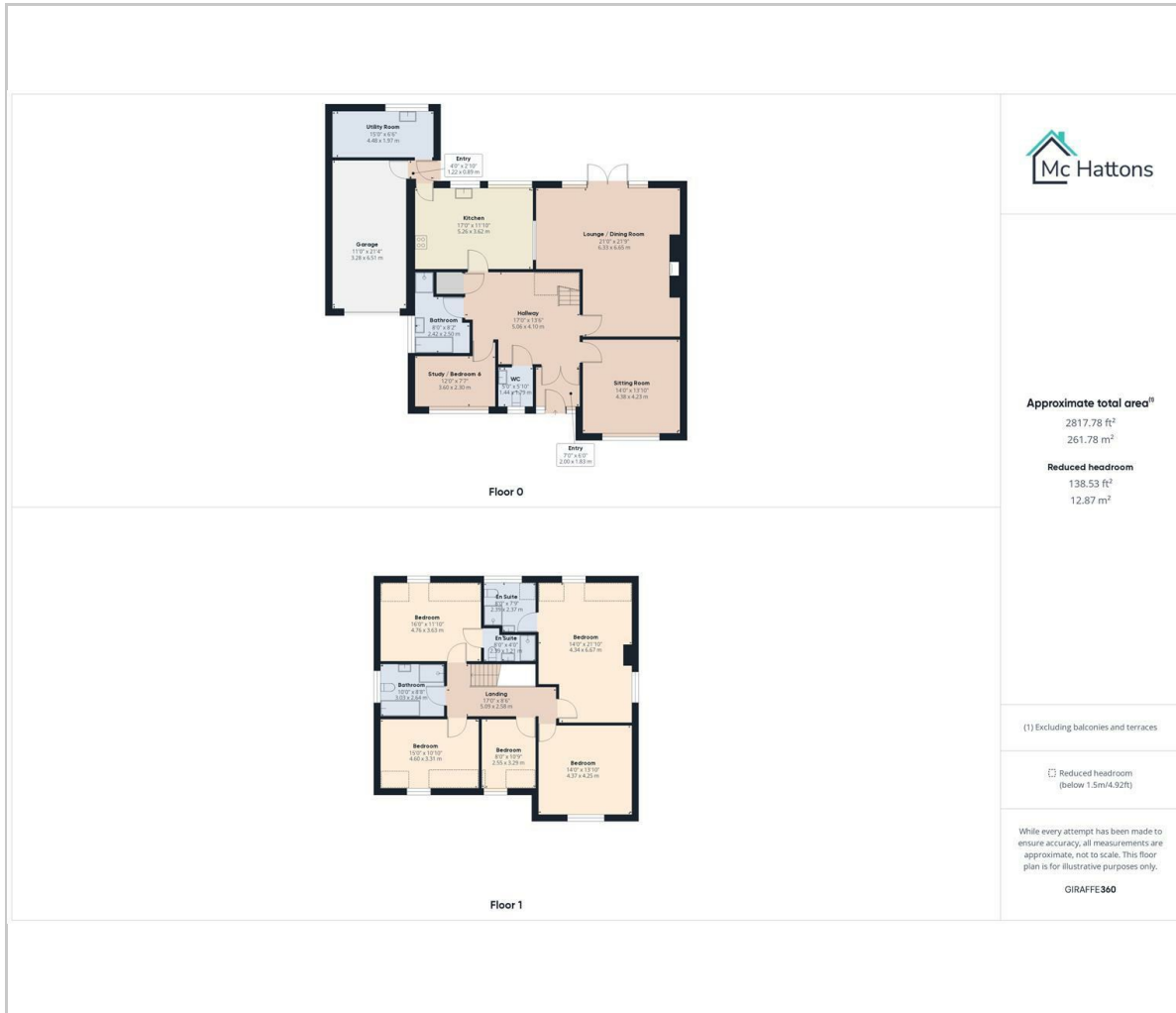








## Floor Plan



## 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

