



10, Danygraig Avenue  
Porthcawl, CF36 5AA

Watts  
& Morgan



BEKO



# 10, Danygraig Avenue

Porthcawl CF36 5AA

## Offers in Excess of £599,950 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A wonderful opportunity to purchase for the first time this renovated four bedroom detached property situated in a sought after area in the village of Newton. Located just a short walk from Newton Beach, local shops, amenities and reputable schools and close proximity to Porthcawl sea front itself. The property has been renovated within the last year and is being sold with no onward chain. Accommodation comprises of entrance porch, hallway, lounge, dining room/sitting room, kitchen/breakfast room. First floor landing, three double bedrooms and 4-piece contemporary bathroom. Second floor landing, fourth double bedroom. Externally offering a converted garage with a versatile garden room and an en-suite shower room. The property sits on a generous plot including a private driveway with off-road parking and a superb sized wrap around lawned garden with a south facing rear garden with an abundance of colourful shrubs and fruit trees with a raised patio area. Chain Free.

### Directions

\* Porthcawl - 1.8 Miles \* Bridgend - 5.3 Miles \* Cardiff - 26.0 Miles \* Swansea - 22.0 Miles \* J35 of the M4 - 4.0 Miles

Your local office: **Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a double solid wood doors into the entrance porch with tiled flooring and a solid hardwood door leads into the main hallway. The main hallway benefits from original parquet woodblock flooring, staircase leading to the first floor with handy downstairs storage and all oak internal doors lead off. The main living room is a great size family room with dual aspect lighting, windows to the front and sliding patio doors opening out onto the south facing rear garden. There is continuation of the parquet flooring, wood panelled ceilings and an exposed brick fireplace with an oak mantle.

The dining room/sitting room is a versatile second reception room with parquet flooring, exposed brick fireplace with oak mantle and windows to the front. The kitchen/breakfast room is fitted with shaker style base units with butchers block work surfaces over with tiled splashbacks, tiled flooring, windows overlooking the rear garden and a uPVC door out to the side driveway. All appliances are freestanding. Space is provided for a freestanding fridge freezer, cooker and ample space for a breakfast table. The kitchen houses the gas combination boiler.

The first floor landing offers exposed wood floorboards and all oak internal doors lead off. A staircase leads up to the second floor. Bedroom one is a great size main bedroom with windows to both front and rear aspects, handy built-in storage space and offers exposed wood floorboards. Bedroom two is a second generous double bedroom with built-in storage space, exposed floorboards and windows to the front.

Bedroom three is a third double bedroom with exposed floorboards and a window overlooks the rear. The family bathroom is fitted with a contemporary 4-piece suite comprising of a freestanding double ended bath with mixer taps, a corner shower enclosure with panelled walls, dual flush WC and pedestal wash-hand basin with exposed wood flooring and a window to the rear.

The second floor landing has a Velux skylight window and a further obscure window to the side. There is access to eaves storage and a door leads into bedroom four. Bedroom four has slanted ceilings with spotlighting, two Velux windows to the rear with distant sea views and exposed wood flooring. There is plenty of storage in the eaves off bedroom four.

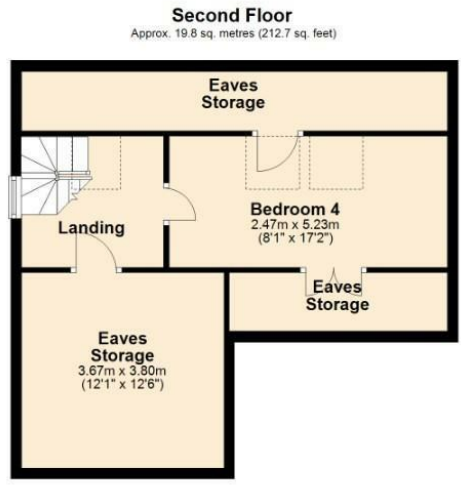
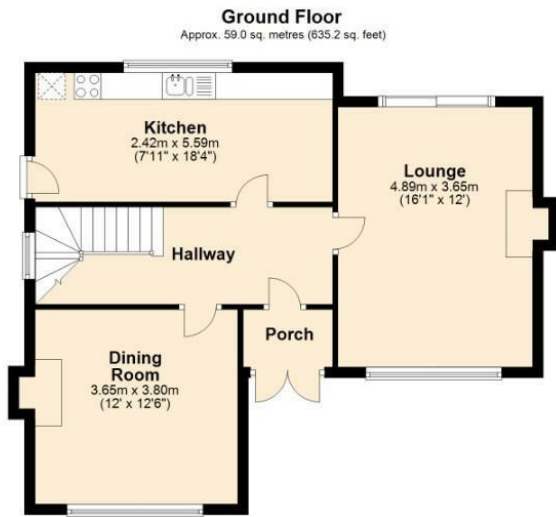
### GARDENS AND GROUNDS

Approached off Danygraig Avenue No.10 offers a generous plot with a driveway to the side with off-road parking for numerous vehicles leading down to the converted garage. A uPVC door opens into the outbuilding with vinyl flooring, this versatile space has potential to be used as a home office/gym or further development with uPVC french doors opening out onto the garden. There is an ensuite shower room fitted with a corner shower enclosure, WC and wash-hand basin with panelled walls, vinyl flooring and a window to the side. The property benefits from a generous wrap around lawned garden benefiting from a south facing rear garden with an abundance of fruit trees including pear, apple and plum and an abundance of colourful flowers, shrubs and plants. The garden is predominantly laid to lawn with a raised patio area perfect for outdoor furniture.

### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "D". Council Tax Band "F".





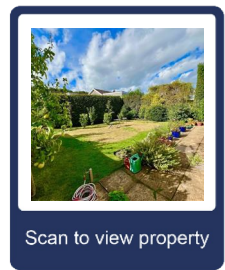
Total area: approx. 155.6 sq. metres (1674.5 sq. feet)

All measurements are approximate and for display purposes only.  
Plan produced using PlanUp.



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>61</b>	<b>76</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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