



Arosfa Avenue
, Porthcawl, CF36 5AH

Offers in the region of £800,000



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Nestled in the tranquil Arosfa Avenue, Porthcawl, this stunning detached house, known as Aran, offers a remarkable lifestyle for those seeking both comfort and elegance. Modernised to an exceptional standard by its current owner, this property is a true gem in the desirable Danygraig area. Accessed via a gated driveway, it provides a sense of privacy while boasting delightful views over the surrounding landscape and towards the coastline.

Upon entering, you are greeted by a hallway with a feature stairwell that leads to the first floor. The ground floor is thoughtfully designed, including a spacious shower room and a versatile sitting room that could easily serve as a study or an additional bedroom if required. The heart of the home is undoubtedly the spectacular open-plan living area, which is bathed in natural light thanks to bi-folding doors that open onto a beautifully decked terrace—perfect for entertaining family and friends. The kitchen is a culinary delight, complete with a central island that overlooks the living and dining spaces, creating a warm and inviting atmosphere. A practical utility room adds convenience with ample space for appliances.

Ascending to the first floor, you will find four generously sized double bedrooms, three of which enjoy access to a charming balcony. Two of the bedrooms feature en-suite bathrooms, providing a touch of luxury, while the family bathroom, complete with a feature bath, rounds off the upper level. Externally accessed via the living area is the garden which is laid to lawn with a selection of planting throughout

This exquisite home is just a short distance from the historic village of Newton, where you can find a Village Green, local shops, public houses, and a church. Additionally, the dog-friendly beach at Newton is merely a pleasant stroll away, along with the stunning Heritage coastline. This property truly encapsulates the essence of modern living in a picturesque setting.





Floor 0

- Shower Room: 9'9" x 7'4" (2.98 x 2.25 m)
- Hallway
- Kitchen / Living Area: 28'6" x 25'11" (8.69 x 7.91 m)
- Sitting Room / Snug: 12'7" x 12'2" (3.84 x 3.72 m)
- Utility Room: 10'7" x 5'10" (3.24 x 1.80 m)

Floor 1

- Bathroom: 11'2" x 8'9" (3.41 x 2.67 m)
- En-Suite
- Landing
- Bedroom: 13'11" x 12'9" (4.26 x 3.91 m)
- Bedroom: 13'7" x 11'10" (4.15 x 3.61 m)
- Bedroom: 14'9" x 8'9" (4.50 x 2.68 m)
- Bedroom: 14'9" x 12'10" (4.51 x 3.93 m)
- En-Suite

Approximate total area⁽¹⁾

1895 ft²
176.1 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

An aerial satellite image showing a dense residential neighborhood with a grid-like street pattern. A blue location pin is placed in the center of the image, marking a specific point of interest. The surrounding area includes green fields and some industrial or commercial buildings in the upper left. The bottom of the image features a Google logo and copyright information: "Imagery ©2026 Airbus, Bluesky, Infoterra Ltd & COWI A/S, Maxar Technologies".

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		80	86
England & Wales		EU Directive 2002/91/EC	

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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