



RE/MAX
PROPERTY HUB



76 Danygraig Avenue, Porthcawl, Gwent, CF36 5AE
£450,000



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Situated on an amazingly popular road and close to Ogmere and Porthcawl. with views overlooking Merthyr Mawr Beach, Newton Beach, Porthcawl and Firetop Mountain. This lovely 3 double bedroom, 2 reception room and conservatory, chalet bungalow is available with No onward chain and is ready to move straight in. The property has a modern kitchen and bathrooms, but it does require some decorative updating allowing you to stamp your own personal taste on the home.

Viewing and Property availability
Available with no onward chain - viewings by appointment only via agent

Location
Situating on an amazingly popular road and close to Ogmores and Porthcawl and views overlooking Merthyr Mawr Beach, Newton Beach, Porthcawl and Firetop Mountain this home is in a perfect location. With excellent access to the A4106 and therefore Porthcawl and easy access to central Bridgend but a feeling of country living. Slightly further afield to Merthyr Mawr Nature Reserve and Merthyr Mawr Windmill, Southerndown Golf Club and Ogmores Castle. It is also a short drive to the A48 which provides excellent road links to both Cardiff and Swansea.

Kerb Appeal
Situating on a corner plot with walled garden to the front and fenced to the rear this lovely chalet bungalow sits centrally to the property providing ample front and rear gardens as well as plenty of parking.

External Description
To the front of the property there is, driveway parking for several cars a handy car port as well as a single garage there is also a convenient outside tap and a gate leading to the rear garden. From the drive there is a patio area leading to front door and a lawn area surrounded by a mature shrub border and boundary wall.
To the rear there is a large, raised patio area perfect for a family get together or to just sit back and relax and enjoy the beach and countryside views. There is a sloped path to a large lawn area, mature shrubs and trees,

Specs and technical details
Freehold
EPC - TBC
Council tax band - F (£2,818 p/yr)
Council - Bridgend

Internal Description - Ground Floor

Porch
A good-sized porch area with a window to the side, there is a door and window to entrance hall and a bifold door to inner lobby leading to conservatory

Entrance Hall
The carpeted entrance hall with a window to the front has a door and window to living room, doors to bed 3, the living room, a sliding door to kitchen, access to the utility area which in turn has a door to the toilet, bathroom, access to a large double doored storage cupboard,

Living Room
17'3" x 12'5"
This spacious room has a stunning curved bay window overlooking the garden and then to the stunning country and coastal views. There is a door and window to dining room, warm wood style flooring as well as a lovely feature fireplace, what better place to relax in the evening.

Dining Room
10' x 9'11"
Leading from the living room and continuing the wood style flooring, this is a great second reception room and has a sliding door leading out to the patio section of the garden. Perfect for entertaining as there is a further door straight to the kitchen

Kitchen
11'1" x 11'
Stylishly finished with a modern white unit and wood look rolled edge worktops and matching upstands this kitchen has plenty of storage as well as an eye level oven and separate grill, elec hob with glass splashback, space and plumb for dishwasher, as well as space for a full height fridge/freezer. The floor is tiled and there are wall tiles between the base and wall units.

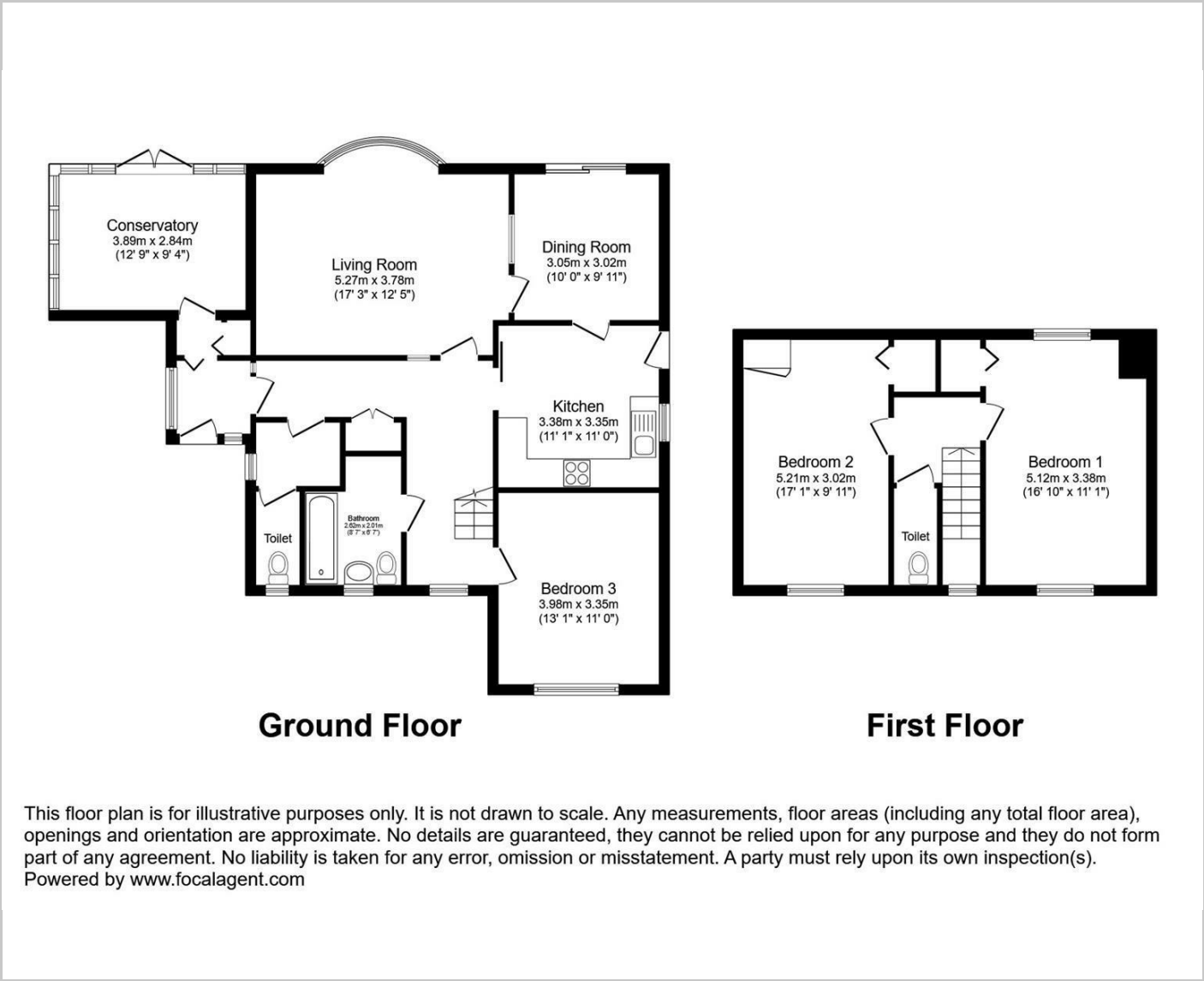
Inner Lobby
Bifold door to Storage cupboard, door to conservatory

Conservatory
12'9" x 9'4"
An excellent addition to the property, this lovely room provides an additional reception area as two sides are full height walls and the other two have knee high walls and then glazed to the frosted roof and tiled floor meaning it doesn't get too hot in the summer months. There are French doors to patio and the garden which when open really brings the outside in. Open the doors, take in the breath-taking scenery and breathe in the sea air or in the winter take a seat and enjoy the views from the warmth of the inside.

Bedroom 3
13'1" x 11'
Situating to the front of the property this large double bedroom is a perfect guest room or main bedroom, there is a window to front.



Floor Plans



Area Map



Energy Performance Graph



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