

The Overview

Property Name:
38 Danygraig Avenue
Porthcawl
Newton
CF36 5AA

Price:
£700,000

Qualifier:
Asking price

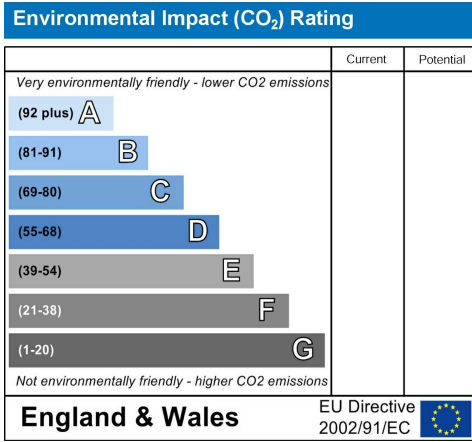
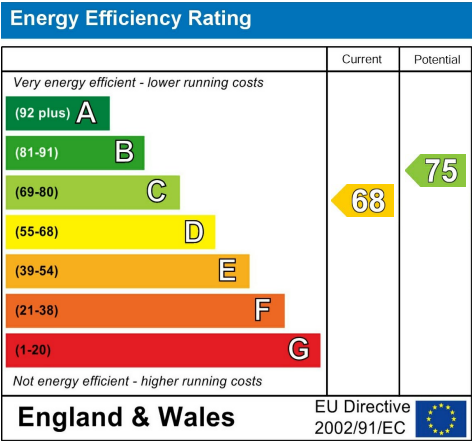
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The EPC



The Bullet Points

- Exquisite five-bedroom detached property
 - Open-plan kitchen and dining room
 - Double garage
 - Meticulously landscaped and private garden
 - Luxury features
- Breathtaking sea views
 - Ground floor annexe
 - Driveway
 - Four generously sized double bedrooms
 - London Brick Style



The Main Text

An exquisite five-bedroom detached property located in the prestigious and rarely available luxury road of Porthcawl, Newton. This remarkable residence offers unparalleled elegance, breathtaking sea views, and abundant luxurious features.

Take advantage of this rare opportunity to own a truly exceptional property in a prestigious location. With its outstanding sea views, ample living spaces, and impeccable attention to detail, this residence offers the epitome of luxury living. Contact us now to arrange a viewing and experience the grandeur for yourself.

Ground Floor
Upon entering the property, you are greeted by a tastefully designed hallway with a convenient downstairs WC. The spacious living room boasts a curved bay window, allowing natural light to flood the space. French doors lead to a conservatory, creating a seamless indoor and outdoor living connection. From the conservatory, double doors open up to reveal a meticulously landscaped garden.

The open-plan kitchen and dining room are indeed the heart of this home. The dining room features parquet effect tiles and a curved bay window, providing a delightful space to entertain guests. The modern grey-finished kitchen is a chef's dream, with its sleek design and square bay window offering panoramic sea views. Imagine washing the dishes while being captivated by the beauty of the ocean.

The ground floor also features a double garage and a driveway, ensuring ample parking space for you and your guests. Additionally, there is a separate utility room, providing practicality and convenience.

One of the standout features of this property is the versatile annexe located on the ground floor. The annexe boasts a spacious bedroom with an ensuite bathroom and a contemporary walk-in shower, perfect for accommodating guests or as a separate living area. The modern design and attention to detail are carried throughout the annexe, providing a luxurious and private space for your loved ones.

Venturing outside, you will discover an expansive and secluded garden, ensuring privacy and tranquillity. Surrounded by beautiful flowers and trees, this suntrap paradise is a perfect retreat to unwind and enjoy the outdoors. A patio area is ideal for al fresco dining or simply relaxing with a book.

Top Floor
Moving to the upper floor, the landing boasts a large window that frames stunning sea views, allowing you to appreciate the property's natural beauty. The modern grey family bathroom exudes elegance and sophistication, offering a serene space to unwind and rejuvenate.

The remaining four bedrooms on the upper floor are all generously proportioned double rooms, ensuring comfort and privacy for every household member. Each bedroom has been thoughtfully designed to create a peaceful and welcoming atmosphere, complementing the overall luxurious ambience of the property.

Additional Information
Tenure: Freehold
Council tax band: F
Borough: Bridgend

In 2014, the house underwent a complete rewiring. Subsequently, significant updates were made in 2020 and 2021, including installing a new combi boiler, kitchen, bathrooms, and a Spanish slate roof. Additionally, in 2022, resin patios were added to the rear garden.

Local Area
The local area offers a charming and idyllic setting for residents to enjoy. Situated close to the coast, residents can revel in the beauty of the seaside and indulge in leisurely walks along the beach. Porthcawl is known for its vibrant atmosphere, with various shops, restaurants, and cafes catering to diverse tastes. The area boasts a rich cultural scene, with art galleries and theatres showcasing local talent. Nature enthusiasts will appreciate the nearby parks and green spaces, providing outdoor activities and relaxation opportunities. Additionally, Porthcawl benefits from excellent transport links, making it easily accessible to neighbouring towns and cities. Whether natural beauty, cultural attractions, or convenient amenities, the local area offers a beautiful lifestyle for those fortunate enough to call it home.

Schools
Well-served by a range of excellent schools, providing families with access to quality education options. Within proximity, you'll find reputable primary and secondary schools known for their commitment to academic excellence and the holistic development of students. These schools offer a nurturing and supportive learning environment with dedicated teachers and modern facilities. Families can have peace of mind knowing that their children have access to a comprehensive education that prepares them for success. The area may also have a selection of renowned private schools, further expanding educational choices for families seeking alternative options.

Transport Links
Residents benefit from excellent transport links, ensuring convenient connectivity to surrounding areas. The local area is well-served by a reliable public transportation network, including bus routes that provide access to neighbouring towns and cities. Additionally, there are convenient road connections, with major highways and motorways easily accessible, making commuting by car a viable option. For those who prefer to travel by train, nearby railway stations offer regular services, connecting to major cities and towns. Furthermore, the area may also have convenient airport access, allowing hassle-free air travel to domestic and international destinations. Whether commuting for work or exploring the wider region, the local transport options provide residents with flexibility and convenience.

Get pre-approved for a mortgage
A pre-approval letter from a lender will give you a better idea of how much you can afford to spend on a property. This will also give you an advantage when making an offer on a property, as the seller will know you have already been approved for a mortgage.

Local Estate Agent - Conrad Binding
RE/MAX Estate Agents Barry is a local estate agency in Barry, Wales. As a self-employed estate agent, the business operates with over a decade of experience in the industry.

RE/MAX Estate Agents Barry specializes in helping clients buy and sell properties in the local area. They offer a range of services to clients, including property valuations, property listings, property management, and negotiating offers.

One unique aspect of RE/MAX Estate Agents Barry is their love for dogs. They understand the importance of pets in the home buying and selling process and welcome furry friends into their office.

Overall, RE/MAX Estate Agents Barry is a reliable and experienced estate agency business that focuses on providing quality service to its clients in the Barry area.

If you are interested in getting any advice, please get in touch with the local agent - Conrad Binding.



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The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



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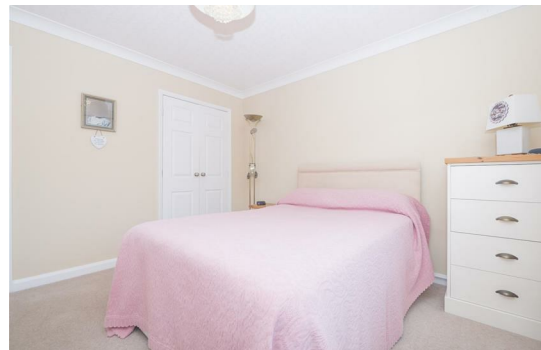
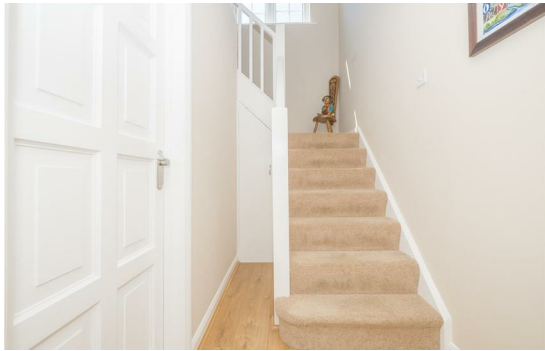


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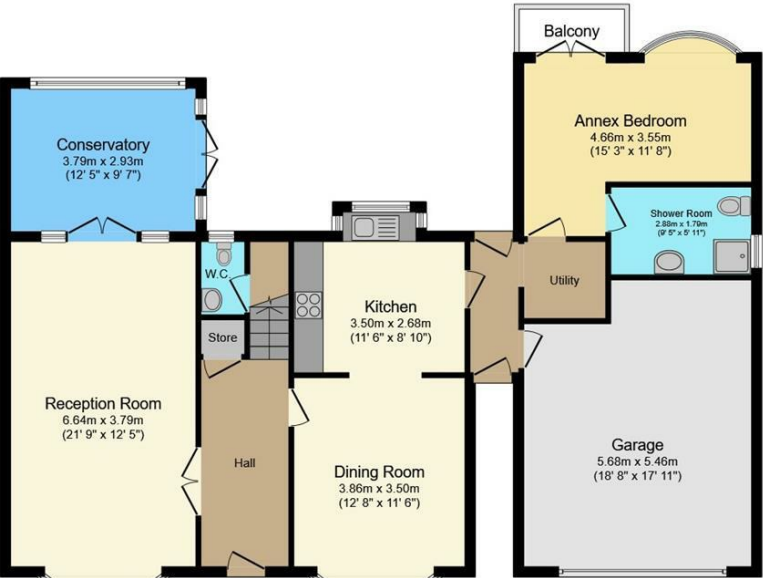


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The Floorplan

The Map



Ground Floor



First Floor



Total floor area 190.3 sq.m. (2,048 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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