

The Overview

Property Name:
18 Danygraig Avenue
Porthcawl
CF36 5AA

Price:
£580,000

Qualifier:
Asking price

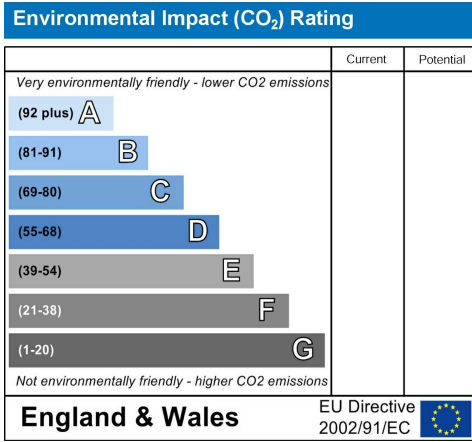
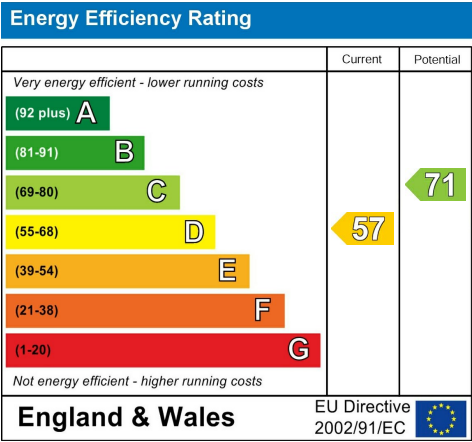
**5**

**4**

**2**

**D**

The EPC



The Bullet Points

- Spacious 5-Bedroom Detached Property
 - Open-Plan Design
 - Downstairs Annex
 - Upstairs Comfort
 - Situated in the heart of Porthcawl, a sought-after residential area
- Large Driveway and Garage
 - Modern Kitchen
 - Garden Oasis
 - Prime Location
 - Coastal Proximity



The Main Text

*** NO ONWARD CHAIN ***

Nestled in the heart of Porthcawl, Danygraig Avenue, CF36 is an exquisite 5-bedroom detached property with tasteful extensions, generous living spaces, and modern designs. As you approach the property, the large driveway immediately catches your eye, leading up to an integrated garage, setting the tone for this home's spaciousness.

This property on Danygraig Avenue is not just a house; it's a statement of luxury and comfort in the heart of Porthcawl. Whether you're a growing family or someone who values spacious living, this property promises to be the perfect sanctuary.

Ground Floor

Upon entering the house, you are greeted with a grand entrance hall seamlessly flowing into an expansive dining area. The dining room has been thoughtfully designed, featuring an open-plan layout that merges with both the living room and kitchen. This open space is perfect for hosting, allowing guests to transition smoothly from the kitchen's culinary delights to the living room's comfort.

The kitchen boasts a contemporary white design with a unique island built onto the wall, offering ample storage cupboards. Integrated electrical appliances further accentuate its modern appeal. Adjacent to this space is a convenient downstairs WC, providing direct access to the garden.

The living room in this home is truly the epitome of spaciousness. Natural light floods through double doors leading to the garden, creating an inviting, relaxing atmosphere. Progressing from the living room, a hallway introduces you to the rear annexe and offers access to the garage. A utility space, optimal for additional storage solutions, complements this area.

The annexe is a testament to the versatility of this property. Designed for convenient downstairs living, it comes complete with its ensuite featuring a shower and provides another set of double doors to the garden. This ensures its suitability for various needs, from accommodating guests to a potential rental space.

Garden

Stepping out to the garden, you'll find a beautifully balanced outdoor retreat. Half of it showcases elegant decking, perfect for outdoor dining and lounging, while the other half presents a lush grassy expanse. A charming summer house is tucked away, an ideal spot for unwinding, especially given the garden's reputation as a suntrap.

Top Floor

Venturing upstairs, the family bathroom resonates with the same modern white design in the kitchen, promoting a sense of cohesion throughout the house. Each of the four bedrooms promises comfort and style. They are all designed as double-sized layouts and maintained in impeccable condition. Notably, one of the bedrooms, part of the home's extension, boasts its modern ensuite with a shower.

Additional Information

Tenure: Freehold
EPC Rating: 57 (D)
Council tax band: F
Borough: Bridgend

Sellers comments:

Potential loft extension (plans already passed and drawn up) Plans are in the property.

The Local Area

Porthcawl, nestled along the South Wales coastline, is a vibrant seaside town known for its stunning beaches, scenic promenades, and rich maritime history. Residents and visitors alike are drawn to its picturesque seafront, where the sound of waves crashing complements leisurely walks and beachside activities. The town offers a blend of historic charm with modern conveniences, housing an array of local shops, delightful eateries, and recreational spaces. Its close-knit community celebrates various cultural and maritime festivals throughout the year, ensuring there's always something happening. Moreover, with easy access to essential services and schools, Porthcawl is a perfect blend of coastal relaxation and urban convenience.

Schools

Porthcawl's commitment to education is evident in its selection of esteemed local schools. Catering to diverse academic and extracurricular needs, these institutions are renowned for their dedication to fostering a nurturing and dynamic learning environment. From primary schools that lay robust foundations in early education to secondary schools that prepare students for higher education and the world beyond, Porthcawl offers families a balanced mix of traditional and innovative teaching methods. Many of these schools excel in academics and arts, sports, and community engagement, ensuring a well-rounded education for their pupils. The town's proximity to these schools adds to its appeal for families seeking both quality education and a vibrant community setting.

Transport Links

Porthcawl's strategic location ensures that residents benefit from excellent transport links, making commuting and leisure travels a breeze. The town is well-connected by road, with main arteries providing swift access to neighbouring cities and towns. Regular bus services ply throughout the region, ensuring easy movement within and outside Porthcawl. For those needing to travel further afield, nearby railway stations offer reliable train services that connect to major hubs in Wales and beyond. Furthermore, its proximity to major ports and airports makes international travel convenient and efficient. These comprehensive transport options position Porthcawl as a gateway to local and global destinations, making it ideal for residents and businesses.



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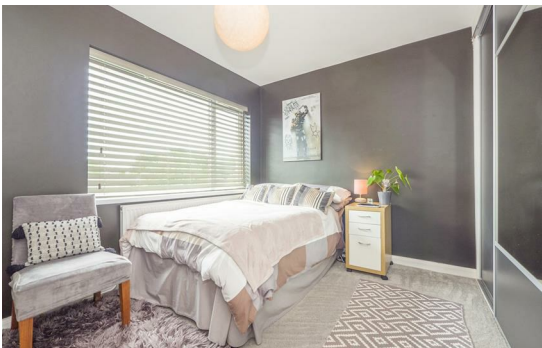
The Photographs

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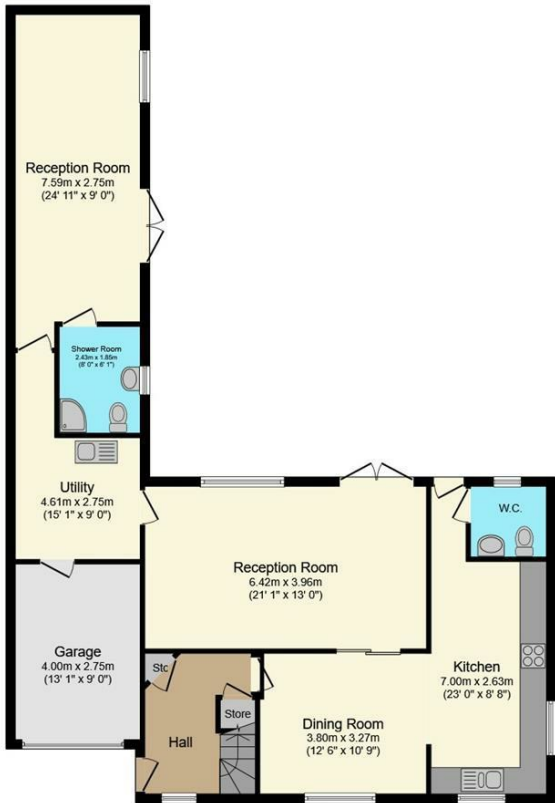
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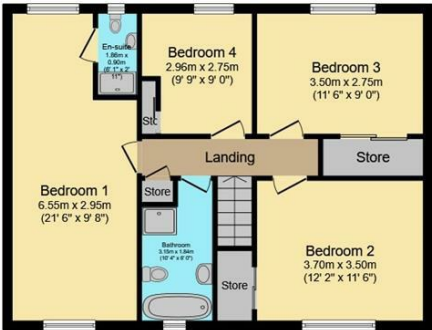
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The Floorplan

The Map



Ground Floor



First Floor



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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