



6
DANYGRAIG AVE

6 Danygraig Avenue
Porthcawl, CF36 5AA





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£545,000 Freehold

4 Bedrooms : 1 Bathrooms : 3 Reception Rooms

Presenting to the market this beautifully presented throughout spacious 4 bedroom detached bungalow situated in a desirable area in Danygraig Newton. Within walking distance of Newton beach and Porthcawl Town Centre. Close to all local amenities and Junction 37 of the M4. Accommodation briefly comprises; entrance hallway, lounge, kitchen/breakfast room, inner hallway, 2 double bedrooms, 1 single bedroom, conservatory, WC and a family bathroom. First floor, double bedroom attic room. Externally enjoying a private driveway, integral garage and a large rear endosed garden. EPC Rating; 'D'

Directions

- Bridgend Town Centre 5.8 miles
 - Cardiff City Centre 26.1 miles
 - M4 (J37) 4.6 miles
-

Your local office: **Bridgend**

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Summary of Accommodation

GROUND FLOOR

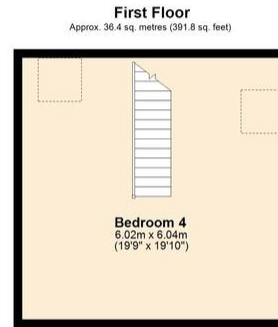
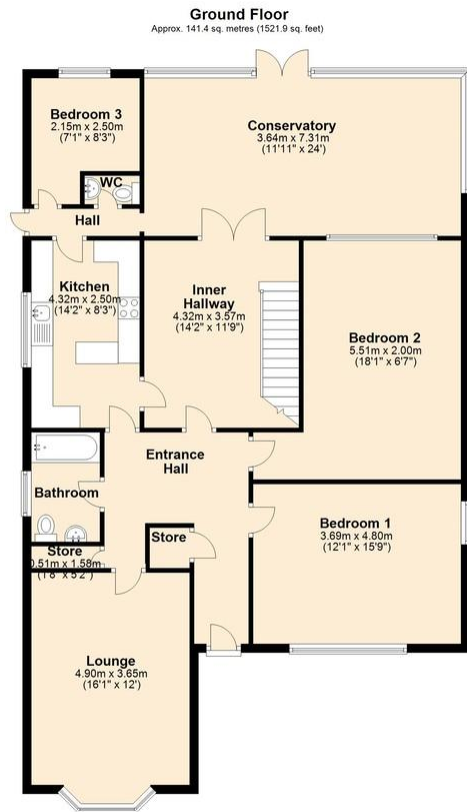
The property is accessed via a composite door leading into a spacious welcoming hallway with a large internal fitted storage cupboard and a further internal storage cupboard housing the gas combi boiler. The main lounge is a generous sized reception room with bayfronted windows to the front, vinyl flooring and a central electric fireplace set on a marble hearth. The family bathroom has been fitted with a 3-piece white suite comprising; a low level dual flush WC, pedestal sink and panelled bath with over-head shower. Also featuring laminate flooring, fully tiled walls, recessed spotlighting, chrome towel radiator and windows to the side elevation. Bedroom One is a generous size double bedroom situated to the front of the property. Featuring carpeted flooring, windows to the front and an obscured window to the side elevation. Bedroom Two is a well proportioned double bedroom with carpeted flooring, windows overlooking the rear conservatory and extended dressing room space.

The kitchen/breakfast room has been comprehensively fitted with a range of high gloss wall and base units and complementary work surfaces. Integral appliances to remain; 4-ring induction hob with stainless steel extractor fan over, oven, grill, fridge/freezer, dishwasher and washing machine. Space has been provided for high stools, a doorway provides access into the inner hallway and windows looking over the side elevation. Also features recessed spotlighting and laminate flooring. The inner hallway could be used as a further reception room featuring continuation of laminate flooring and a carpeted staircase leading up to the converted attic room. The ground-floor WC has been fitted with a 2-piece white suite comprising; WC and wall-mounted sink. Bedroom Four is a comfortable single bedroom and is situated to the rear of the property with laminate flooring and windows looking over the rear garden. The conservatory offers tiled flooring with patio doors leading out onto the rear decked area and offers ample space for freestanding living/dining furniture.

FIRST FLOOR

The converted attic room is a generous size bedroom featuring carpeted flooring and 2 Velux skylight windows.





Total area: approx. 177.8 sq. metres (1913.6 sq. feet)

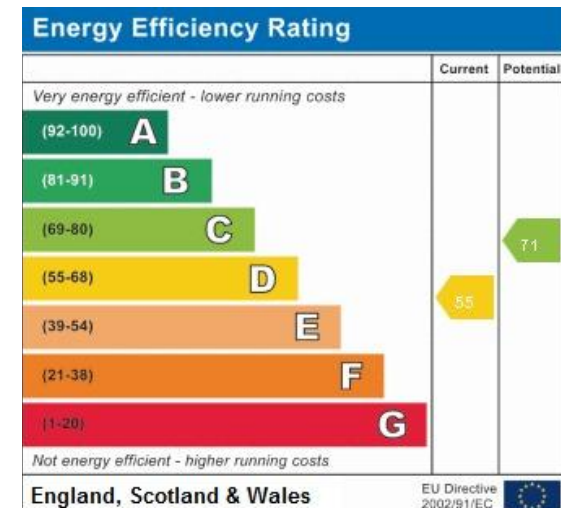
Plan produced by Watts & Morgan LLP
Plan produced using PlanUp.

GARDENS AND GROUNDS

No. 6 is accessed off Danygraig Avenue. To the front of the property is a private resin driveway accessed through iron gates leading to the integral garage with electric door. The front of the property is predominately laid with stone chippings and a courtesy gate provides access around to the rear of the property. To the rear is a well presented fully enclosed garden with a raised decked area ideal for outdoor furniture and the rest is laid with artificial grass. A side passage provides access into the integral garage.

SERVICES AND TENURE

All mains services connected. Freehold.



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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