
34, Cedar Lodge, Danygraig Avenue
Porthcawl, CF36 5AA
Watts
&Morgan



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Porthcawl CF36 5AA

£760,000 Freehold

5 Bedrooms | 2 Bathrooms | 3 Reception Rooms

** Guide Price £760,000 - £770,000 **

A deceptively spacious five bedroom detached property situated in the sought after Danygraig area in Newton. This impressive property has wonderful sea views to and offers flexible living accommodation with further potential ideal for families or those seeking multi-generational living.
Located just a short walk from Newton Beach and local village amenities and close by to Porthcawl sea front offering convenient access to Junction 37 of the M4. Accommodation comprises of porch, entrance hallway, lounge, dining room, kitchen/breakfast room, WC, utility and cloakroom. First floor three generous double bedrooms with built-in wardrobes and a 4 -piece modern family bathroom. Second floor two double bedrooms and a shower room. Externally offering a private driveway to the front, garage with loft storage and a landscaped south facing garden with sea views.

Directions

* Bridgend - 7.8 miles * Cardiff - 28.0 Miles * Swansea - 21.0 Miles * J37 of the M4 - 4.0 Miles

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Summary of Accommodation

SITUATION

Porthcawl offers numerous beaches including the Blue Flag Awarded 'Rest Bay'. Porthcawl Promenade with it's many cafes, bars, & restaurants, harbour, and golf courses are all within easy reach. The town also has a number of well regarded public & private schools The M4 (junction 37) is approximately 3 miles away and provides convenient travel to Cardiff and to other important commercial centres in the region. Cardiff (Wales) Airport with local, International and European flights is approximately 22 miles away. Cardiff lies some 30 miles to the east and includes the wide range of retail, commercial, leisure and recreational facilities that one would expect from a Capital City and has a main line rail connection to London in approximately 2 hours.

ABOUT THE PROPERTY

Entered through a PVC door into the spacious porch with tiled flooring and windows to the front. Double doors open into the main hallway with wood flooring and a carpeted staircase leads up to the first floor. The ground cloakroom is fitted with a WC and a circular wash hand basin set within a tiled unit with fully tiled walls and flooring, sensor spotlighting and a window to the front. The main living room is a great sized reception room with Karndean flooring, windows to the front and a central feature gas fireplace with hearth and surround. Double doors open into a sun-room which is a great addition with a vaulted ceiling, windows over-looking the rear garden with wonderful sea views and high gloss tiled flooring. There is a fully glazed door leading out to the rear garden and recessed spotlighting. The dining room is a versatile second reception room with wood flooring and double doors opening out onto a raised patio seating area with superb sea views. The kitchen has been fitted with a contemporary range of coordinating wall and base units with complementary work surfaces over. There is a breakfast bar area with space for high stools and coordinating splash-backs. The kitchen benefits from tiled flooring, recessed spotlighting and French doors opening out to the rear garden. Integrated appliances include; 4-ring 'Lamona' induction hob with extractor hood over, 'Neff' oven/grill, micro-oven, warming drawer, under-counter fridge, under-counter freezer, dishwasher and wine cooler. There is a ceramic sink with drainer and a swan neck mixer tap. A door into the hallway. The hallway has a PVC door out to the front and a fully glazed PVC door out to the rear garden. There is a generous cloakroom/storage room, a door providing access in the garage and access to the utility. The utility is fitted with work surfaces and there is space and plumbing provided for two appliances, wash-hand basin and a window to the rear garden.

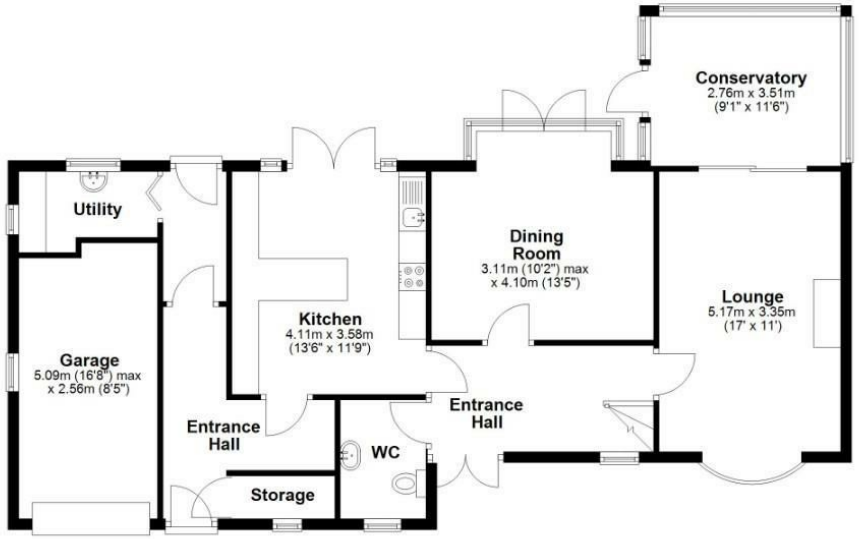
The first floor landing offers carpeted flooring, windows overlooking the front and there is a staircase leading up to the second floor. Bedroom one is a generous main bedroom with dual aspect windows to both front and rear with sea views to the back, carpeted flooring and multiple built-in wardrobes and drawers. Bedroom two is a second double bedroom with two sets of built-in wardrobes, carpeted flooring and windows to the rear with sea views. Bedroom three is a third double bedroom with carpeted flooring, two sets of built-in wardrobes and windows to the rear with sea views. The family wet room is fitted with a 4-piece suite with censored spotlighting, bath, open shower with a sliding glass screen, WC and wash-hand basin. This fully tiled room benefits from underflooring heating, chrome ladder radiator and window to the front.

The second floor landing has windows to the rear with wonderful sea views, three sets of built-in storage cupboards and access to bedrooms four and five and the shower room. Bedroom four is a double bedroom with carpeted flooring, storage in the eaves and window to the rear. Bedroom five is a fifth double bedroom with storage in the eaves, carpeted flooring and window to the rear. The shower room is fitted with a 3-piece suite comprising of a corner shower cubicle, WC and wash-hand basin with tiling to the walls, vinyl flooring and window to the rear.

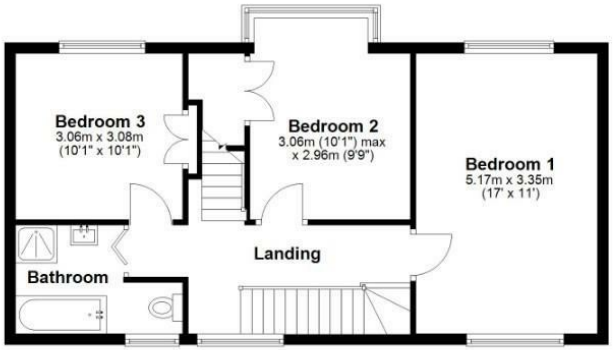
GARDENS AND GROUNDS

Approached off Danygraig Avenue Cedar Lodge benefits from a private driveway to the front with off-road parking for 2/3 vehicles in front of the garage with electric controlled door with a pitched roof with a loft storage space, full power and light supply and a door leading into the internal hallway. To the rear of the property is a generous south facing garden with a raised patio area perfect for outdoor furniture, the remainder is laid to lawn with an abundance of colourful shrubs and flower borders. The garden benefits from a private aspect with wonderful sea views.

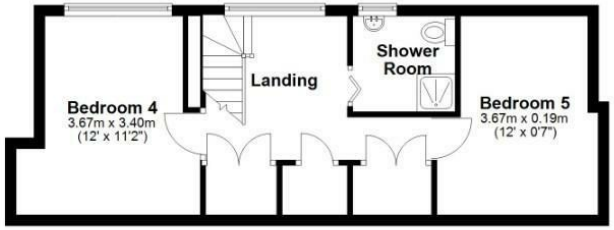
Ground Floor
Approx. 98.9 sq. metres (1064.3 sq. feet)



First Floor
Approx. 66.9 sq. metres (720.3 sq. feet)



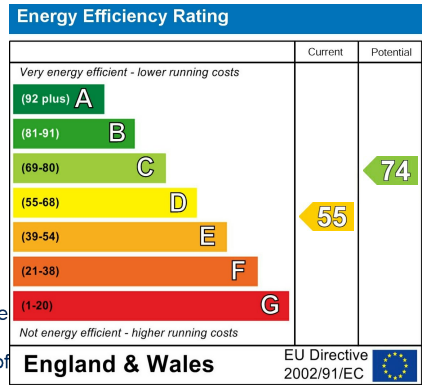
Second Floor
Approx. 37.6 sq. metres (405.0 sq. feet)

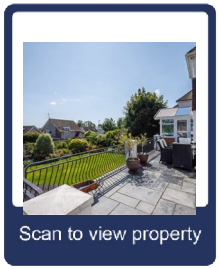


Total area: approx. 203.4 sq. metres (2189.6 sq. feet)









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