



Arosfa Avenue  
, Porthcawl, CF36 5AH

Offers in the region of £800,000



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Nestled in the tranquil Arosfa Avenue, Porthcawl, this stunning detached house, known as Aran, offers a remarkable lifestyle for those seeking both comfort and elegance. Modernised to an exceptional standard by its current owner, this property is a true gem in the desirable Danygraig area. Accessed via a gated driveway, it provides a sense of privacy while boasting delightful views over the surrounding landscape and towards the coastline.

Upon entering, you are greeted by a hallway with a feature stairwell that leads to the first floor. The ground floor is thoughtfully designed, including a spacious shower room and a versatile sitting room that could easily serve as a study or an additional bedroom if required. The heart of the home is undoubtedly the spectacular open-plan living area, which is bathed in natural light thanks to bi-folding doors that open onto a beautifully decked terrace—perfect for entertaining family and friends. The kitchen is a culinary delight, complete with a central island that overlooks the living and dining spaces, creating a warm and inviting atmosphere. A practical utility room adds convenience with ample space for appliances.

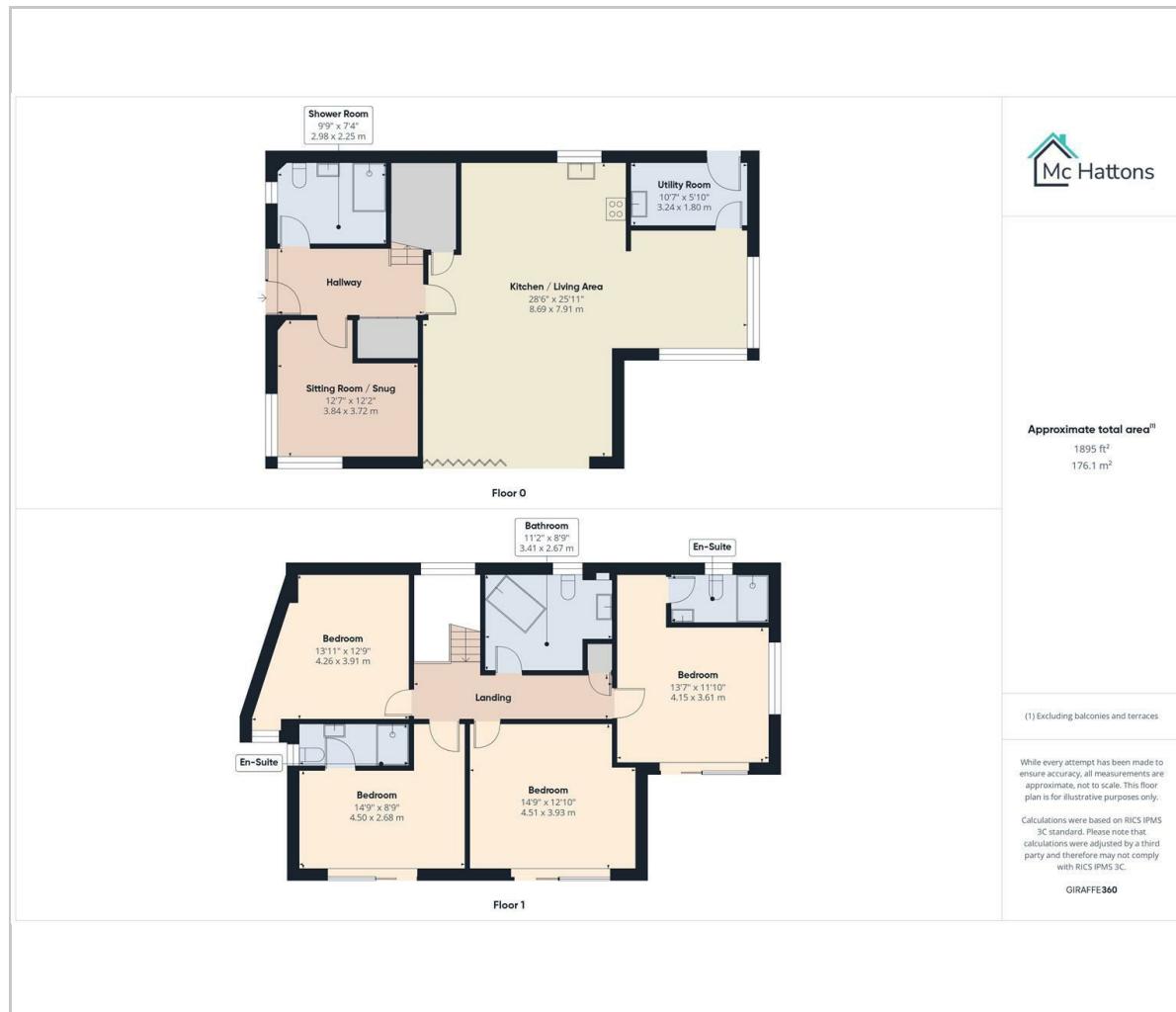
Ascending to the first floor, you will find four generously sized double bedrooms, three of which enjoy access to a charming balcony. Two of the bedrooms feature en-suite bathrooms, providing a touch of luxury, while the family bathroom, complete with a feature bath, rounds off the upper level. Externally accessed via the living area is the garden which is laid to lawn with a selection of planting throughout.

This exquisite home is just a short distance from the historic village of Newton, where you can find a Village Green, local shops, public houses, and a church. Additionally, the dog-friendly beach at Newton is merely a pleasant stroll away, along with the stunning Heritage coastline. This property truly encapsulates the essence of modern living in a picturesque setting.





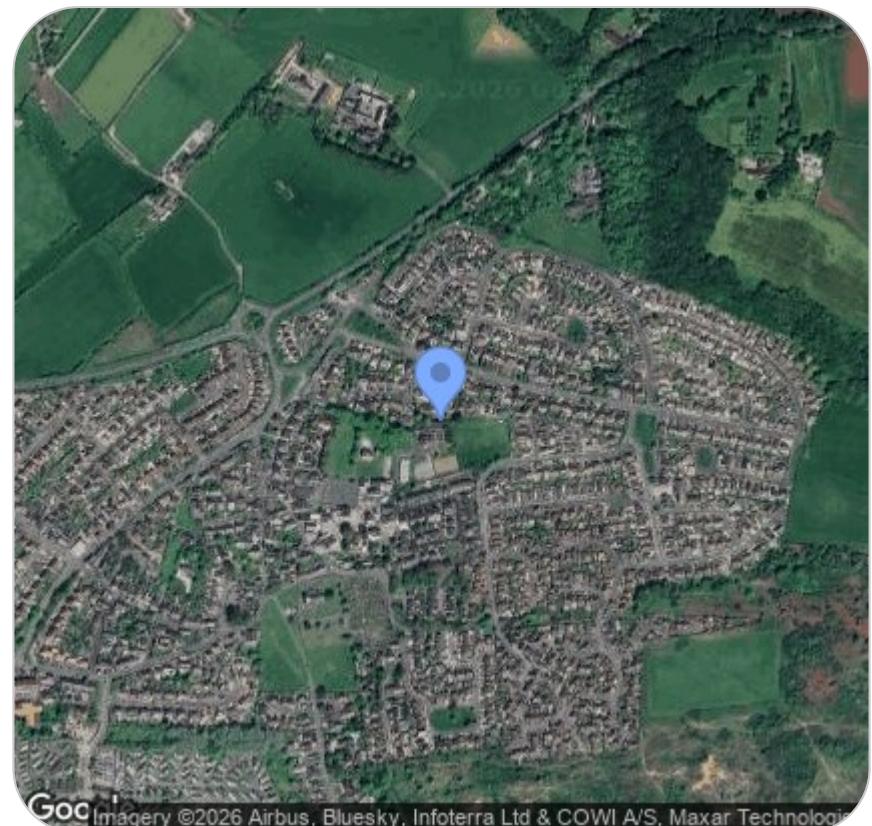
## Floor Plan



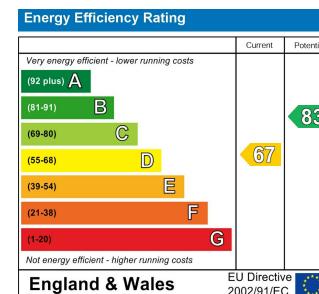
## Viewing

Please contact our McHattons - Porthcawl Office on 01656 331577 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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