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20 Davies Avenue
, Bridgend, , CF31 1PS

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20 Davies Avenue

Asking price **£275,000**

This versatile four/five bedroom home lies in a central location within walking distance of Bridgend Town Centre, and The Princess of Wales Hospital and is only a short drive from Junction 36 of the M4 Motorway.

Extended four/five bedroom semi detached property

Versatile living accommodation over three floors

Beautifully presented throughout

Two reception rooms

Fitted kitchen/diner

Home office or option of fifth bedroom

Garage & driveway parking for multiple vehicles

Landscaped rear garden with summer house





This beautifully presented semi-detached property has been loved as a family home for more than 30 years. The property benefits from a rear extension, an attic conversion with dormer windows, an extended garage and a landscaped rear garden complete with summer house.

The property is approached by a composite double glazed front door opening into an entrance hallway with a storage cupboard ideal for coats and shoes and laminate flooring that leads through the hallway and into the kitchen/diner. There is array of under stairs storage cupboards along with a handy utility cupboard which houses the tumble dryer and Viessman wall hung Combi boiler and a door into a cloakroom WC. The cloakroom comprises a two-piece suite of a pedestal wash hand basin and a WC. The walls are part tiled, there is a radiator, window to the side and decorative tiled flooring. The lounge is positioned to the front of the property with a large window, feature open fireplace with alcoves to each side and laminate flooring. The kitchen has been fitted with a range of base wall and drawer units with integrated dishwasher, fridge/freezer, washing machine and low level electric oven with gas hob. Wooden work surfaces include an inset Belfast sink with pillar tap. The kitchen has plenty of space for a dining table, French doors leading out to the rear garden and an opening from the kitchen leads to an intimate snug which is an ideal sitting room or could be perfect for a play room.

To the first floor landing the stairs are carpeted and there are doors to three bedrooms along with the family bathroom. The main bedroom is an adorable room positioned to the front of the property with window to front aspect. There are lots of fitted wardrobes and an additional storage space which was previously the airing cupboard. Bedroom two is a further double bedroom to

the rear with a window overlooking the garden and is laid to carpet. The smallest room on this floor is currently used as a home office and comfortably fits a single bed so could easily be used as a fifth bedroom. There is a window to the front and laminate flooring. The family bathroom has been beautifully designed with a panelled bath with electric shower over and glass shower scree, vanity unit with wash hand basin inset and a WC. There is a window to the rear, inset spotlighting in the ceiling and the walls are part tiled.

From the landing, a wooden staircase leads to the second floor landing area with a Veuxx window to the front and under eaves storage. There is fitted carpet and doors leading to the two bedrooms. The larger of the rooms is a double bedroom with the dormer window to the rear and a built in storage cupboard provides plenty of hanging and storage space. The secondary room is

another double bedroom with dormer window to the rear. Both rooms have laminate flooring.

The property is approached by a spacious driveway allowing off road parking for multiple vehicles. The garage has been extended to the rear and has an electric roller shutter door to the front and benefits from power, light, heavy duty PVC flooring and a personal door to the side allowing access from the garden. The rear garden is enclosed with a patio leading from the property. The remainder of the garden is laid to artificial grass surrounded by decorative chippings with circular stones leading onto a further area which houses a beautiful wooden summer house complete with power and light. There are additional outdoor electrical sockets.





Tenure

Freehold

Services

All mains services
Council Tax Band D
EPC Rating C

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

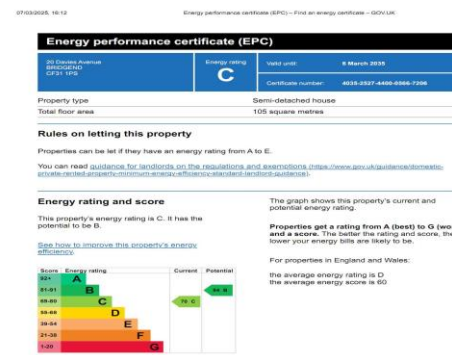
If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.



<https://find-energy-certificate.service.gov.uk/energy-certificates/40354027440008667008/property>

Directions

From Bridgend Town Centre, follow Coity Road towards the Princess of Wales Hospital. After the lights for the Hospital, take the next turning left onto Davies Avenue. The property is located on the right hand side as indicated by our for sale board.

Viewing strictly by appointment through Herbert R Thomas

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Approx Gross Internal Area
136 sq m / 1464 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

