

4 Davis Avenue  
Bryncethin  
Bridgend County  
CF32 9JJ

£205,000



- Three Bedroom Semi with Orangey
- Renovated to a stunning standard
- Brand New Orangey
- New Attic Conversion adding a master with en-suite
- Shower room
- Modern open plan living with a brand new kitchen
- Drive Parking
- Garage
- NO CHAIN
- A Must to view "See Video Tour "

**Ref: PRA10462**

Viewing Instructions: Strictly By Appointment Only



## General Description

"Newly Renovated" Three Bedroom Home over three floors and the ground floor has a entrance hallway, Open plan lounge/kitchen living space with a stunning newly fitted kitchen, door access to the brand new orangery. To the second floor two further decorated bedrooms and shower room. On the top floor the attic has been converted to regulations into a master bedroom and en-suite with velux windows. Drive parking and enclosed garden with garage. NO CHAIN and is a must to view. Call on 01656 750764 to arrange an appointment.

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## Accommodation

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### Entrance Hallway

Enter via UPVC double glazed door into the entrance hall, plain walls, plain ceiling, tile flooring and access to the open plan living area and staircase.

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### Open Plan Kitchen / Lounge (25' 01" x 11' 04") or (7.65m x 3.45m)

Newly renovated Open Plan living lounge and kitchen, UPVC double glazed windows to front and rear, plain walls, plain ceilings, LVT flooring, Newly fitted kitchen with wall and base units with plinth lights, integrated electric oven and induction hob with extractor over, stainless steel sink and mixer tap, integrated washing machine, boiler is housed in a cupboard also, centre island with storage and retractable electric sockets.

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### Orangery (10' 05" x 7' 08") or (3.18m x 2.34m)

Newly built orangery with plain walls, plain ceiling and stunning lantern roof, side and front UPVC, radiator and tile flooring.

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### Landing

Beautiful bright landing with plain walls, plain ceiling, carpet flooring and newly fitted doors on all the first floor rooms.

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### Bedroom One (11' 01" x 5' 04") or (3.38m x 1.63m)

UPVC double glazed window to front aspect, plain walls, plain ceiling, LVT flooring and radiator.



### Bedroom Two (12' 08" x 6' 05") or (3.86m x 1.96m)

UPVC double glazed window to rear aspect, plain walls, plain ceiling, LVT flooring and radiator.



### Bathroom (9' 0" x 4' 05") or (2.74m x 1.35m)

Three piece Bathroom with shower enclosure, low level WC, pedestal wash hand basin, towel radiator, tile flooring and plain and tile walls, plain ceiling and a UPVC double glazed window to rear aspect.



### Landing Two

Landing with plain walls, plain ceiling, carpet flooring and this gives access to the top floor bedroom.



### Bedroom Three (14' 08" x 8' 03") or (4.47m x 2.51m)

Third bedroom is in the attic conversion and has brand new velux windows to front and rear, plain walls, plain ceiling, carpet flooring, radiator and access to the newly fitted en-suite.



## En Suite (6' 02" x 5' 10") or (1.88m x 1.78m)

Newly fitted en-suite with a lovely velum window of this ensuite with a panel bath, low level WC and Pedestal wash hand basin, radiator, plain walls, plain ceiling and vinyl flooring.



## Outside

Front- Drive parking and feature stones with gate access to the garden.

Rear- Fence boundary with further hard stand for additional parking or patio furniture, feature stones and deck to the rear.

Garage- Up and over door to the garage.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C70

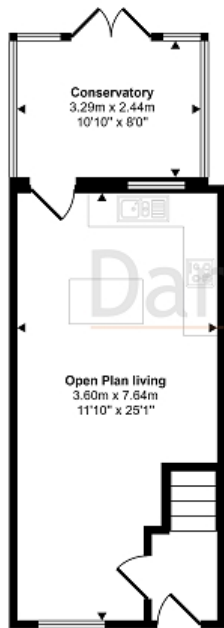
## Tenure

We are informed that the tenure is Freehold

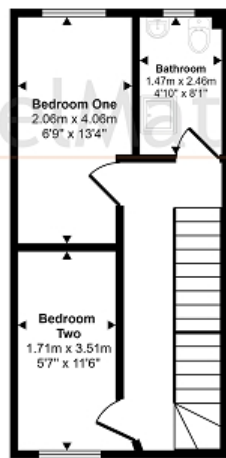
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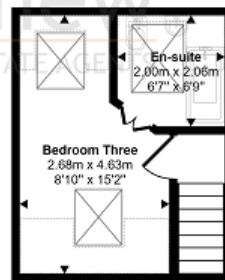
Approx Gross Internal Area  
82 sq m / 888 sq ft



**Ground Floor**  
Approx 37 sq m / 394 sq ft



**First Floor**  
Approx 28 sq m / 306 sq ft



**Second Floor**  
Approx 17 sq m / 187 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.

*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*