



Davies Avenue, offers over £235,000

- Extended and well-presented
- Downstairs Cloakroom
- Garage and Driveway
- Council Tax Band D
- Close proximity to the Princess of Wales Hospital
- EPC Rating: C



 3  1  3



About the property

This well-presented and extended three-bedroom semi-detached home in sought-after Litchard, Bridgend offers spacious and versatile living with multiple reception areas, a modern kitchen diner, attractive gardens, off-road parking and garage, all ideally positioned near the Princess of Wales Hospital





Accommodation

Entrance Hall

W.C.

Reception Room

12' 6" x 10' 6" (3.81m x 3.20m)

Dining Room

9' 2" x 6' 7" (2.79m x 2.01m)

Lounge

9' 2" x 8' 6" (2.79m x 2.59m)

Kitchen/Diner

16' 5" x 12' 6" (5.00m x 3.81m)

First Floor

Landing

Bedroom One

12' 6" max x 10' 2" max (3.81m max x 3.10m max)

Bedroom Two

10' 6" max x 9' 2" max (3.20m max x 2.79m max)

Bedroom Three

8' 10" max x 6' 7" max (2.69m max x 2.01m max)

Bathroom

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Floorplan



Total floor area 87.0 m² (936 sq.ft.) approx

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