



59 Davis Avenue, Bryncethin - CF32 9JL  
Bridgend

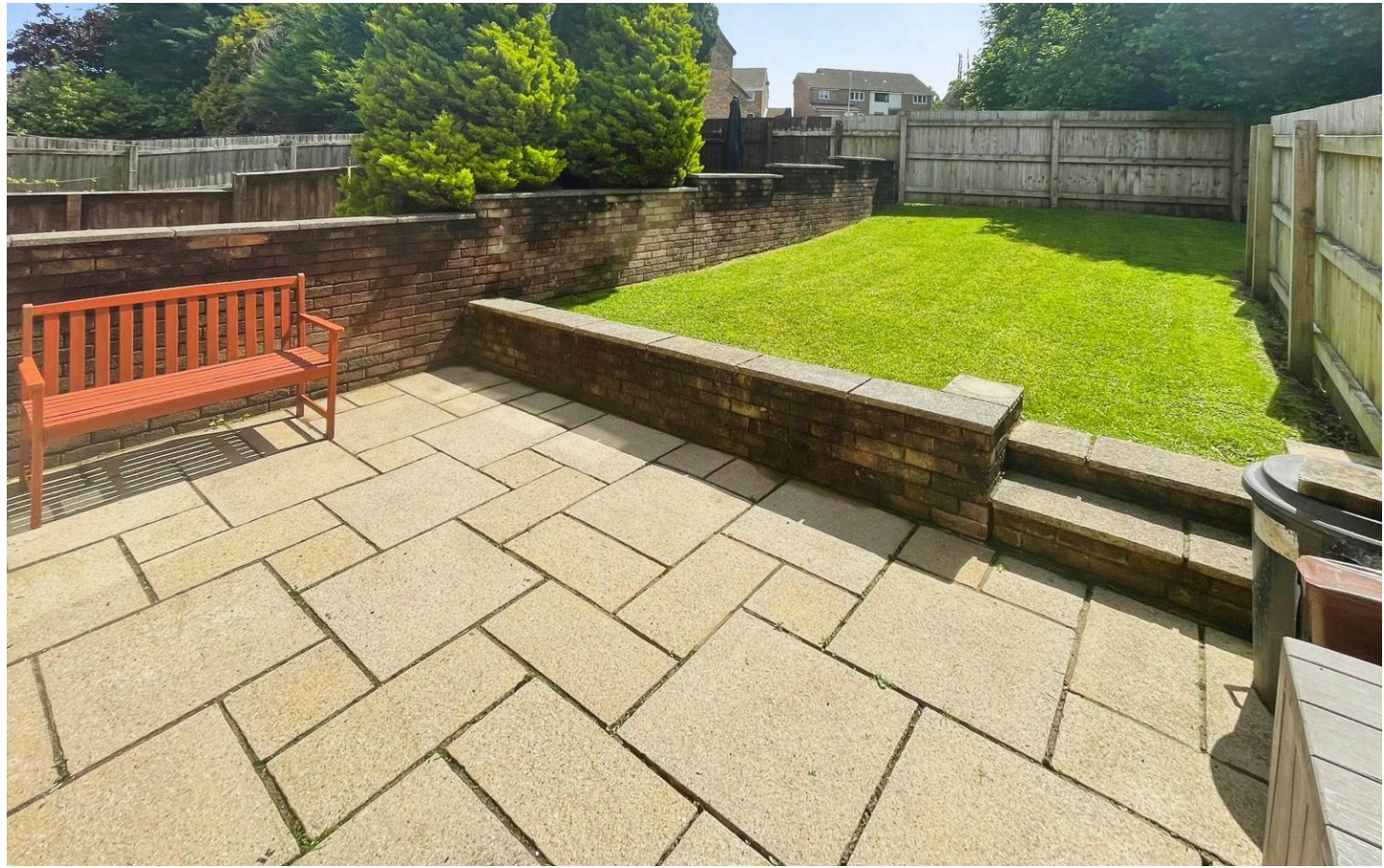
£185,000

# 59 Davis Avenue

Bryncethin, Bridgend

IDEAL FIRST TIME PURCHASE. Conveniently located close to the M4 motorway junction 36 this well maintained two bedroom end of link house offers a good size rear garden and two car spaces within a small cul-de-sac location. NO ONWARD CHAIN.

- TWO BEDROOM END OF LINK HOUSE
- Small cul-de-sac location
- Two dedicated car parking spaces
- Ideally located for the M4 motorway
- Larger than average rear garden
- NO ONWARD CHAIN / IDEAL FIRST TIME BUY





### **Entrance**

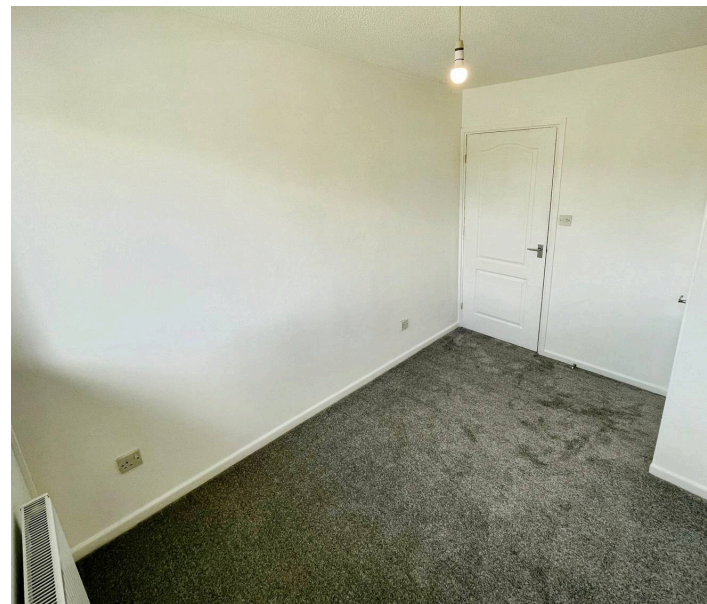
Access via a part frosted glazed PVCu front door into the entrance hallway with coved ceiling, emulsioned walls, skirting and laminate floor. Archway into kitchen;

### **Kitchen**

7' 10" x 7' 9" (2.40m x 2.35m)

2.4m x 2.35m (7' 10" x 7' 9") Overlooking the front via PVCu double glazed window and finished with ceiling mounted smoke detector, central light fitting and Herringbone wood effect vinyl flooring.

Newly fitted kitchen arranged with low level and wall mounted units with a complementary roll top work surface, inset 1 1/2 basin sink with mixer tap and drainer, integrated electric oven with four gas ring hob, overhead extractor hood, plumbing for washing machine and space for fridge freezer.



### **Lounge**

11' 10" x 16' 11" (3.60m x 5.15m)

3.6m x 5.15m (11' 10" x 16' 11") Lounge overlooking the rear garden via PVCu double glazed sliding patio doors and finished with a coved ceiling, emulsioned walls, skirting, laminate floor.

**Stairs and landing**

To the first floor via stairs with newly fitted carpet and wooden balustrade. Access to loft storage and doors off to two bedrooms and bathroom.

**Bathroom**

PVCu frosted glazed window to the rear and finished with full height ceramic tiles to the wall, radiator and a vinyl floor. Three piece suite in white with WC, wash hand basin and bath with mixer tap and over bath shower attachment.

**Bedroom 1**

8' 8" x 12' 0" (2.65m x 3.65m)

2.65m x 3.65m (8' 8" x 12' 0") Overlooking the front via PVCu double glazed window and finished with emulsioned walls, skirting, newly fitted carpet and a double fitted wardrobe.

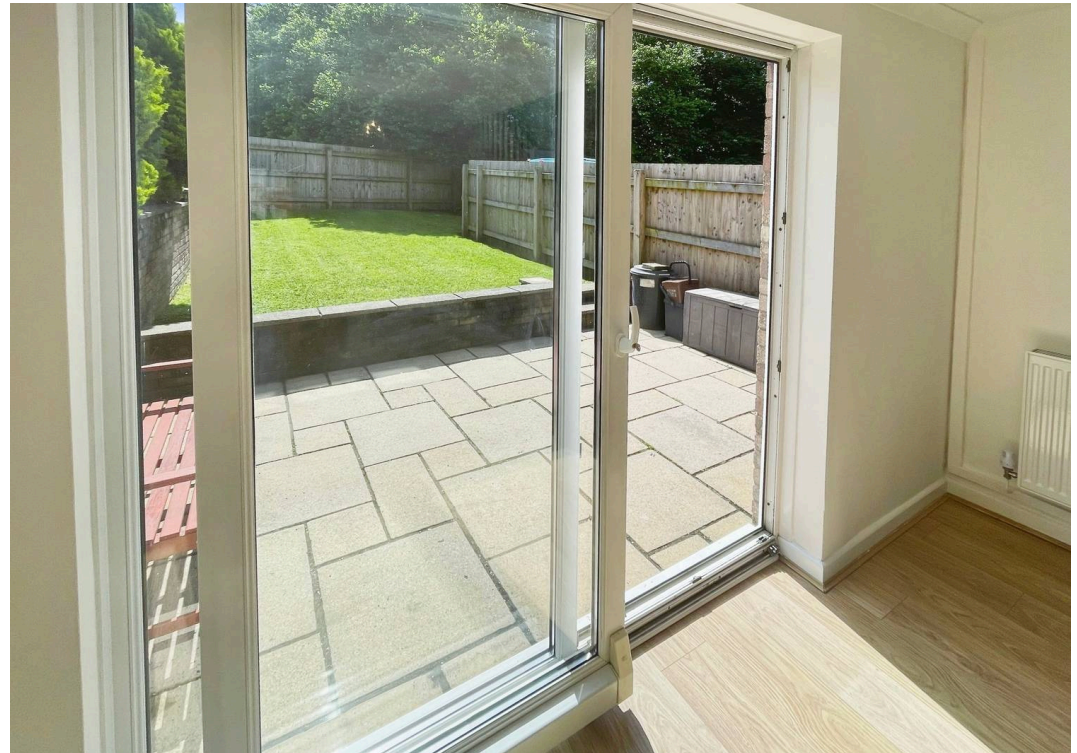
**Bedroom 2**

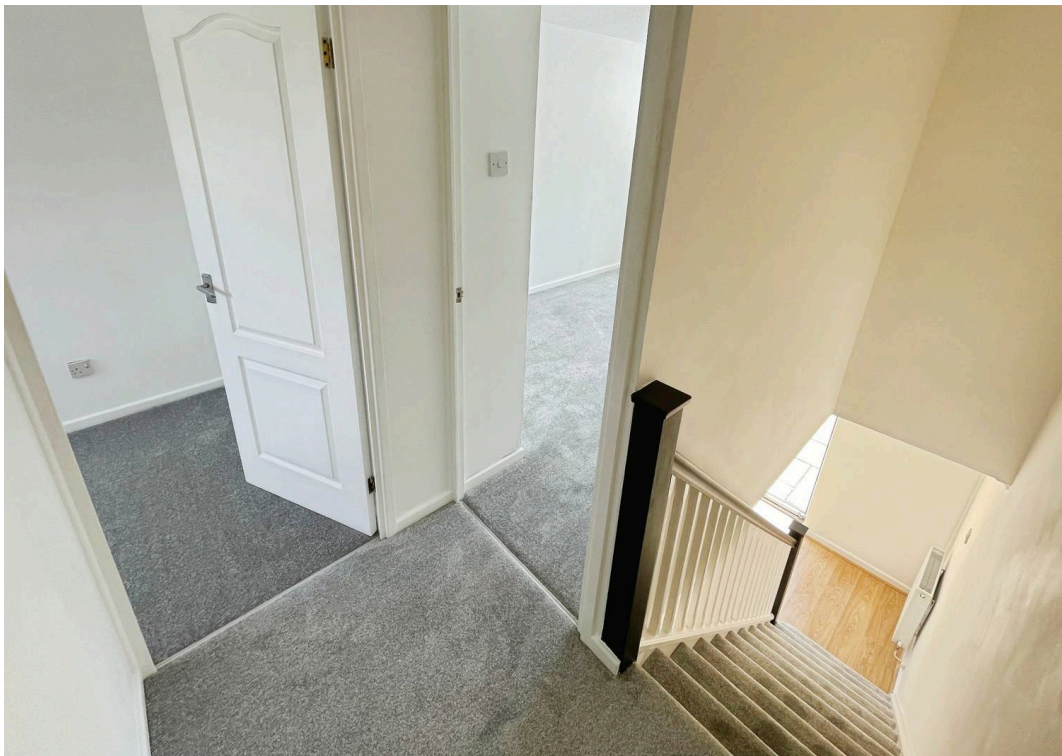
6' 7" x 10' 6" (2.00m x 3.20m)

2m x 3.2m (6' 7" x 10' 6") Overlooking the front via PVCu double glazed window and finished with emulsioned walls, skirting and newly fitted carpet. Fitted storage cupboard housing a wall mounted gas fire Baxi boiler with additional shelving.

**Outside**

Enclosed rear garden laid to patio and lawn with side gated access. Open aspect to the front laid to lawn and to the side are side-by-side car parking spaces.







## Payton Jewell Caines

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