



5 Davis Avenue, Bryncethin – CF32 9JJ
Bridgend

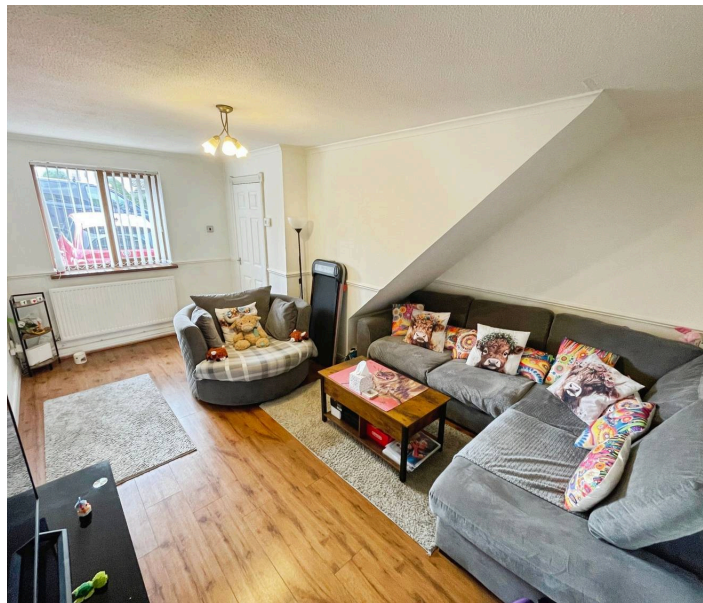
£170,000

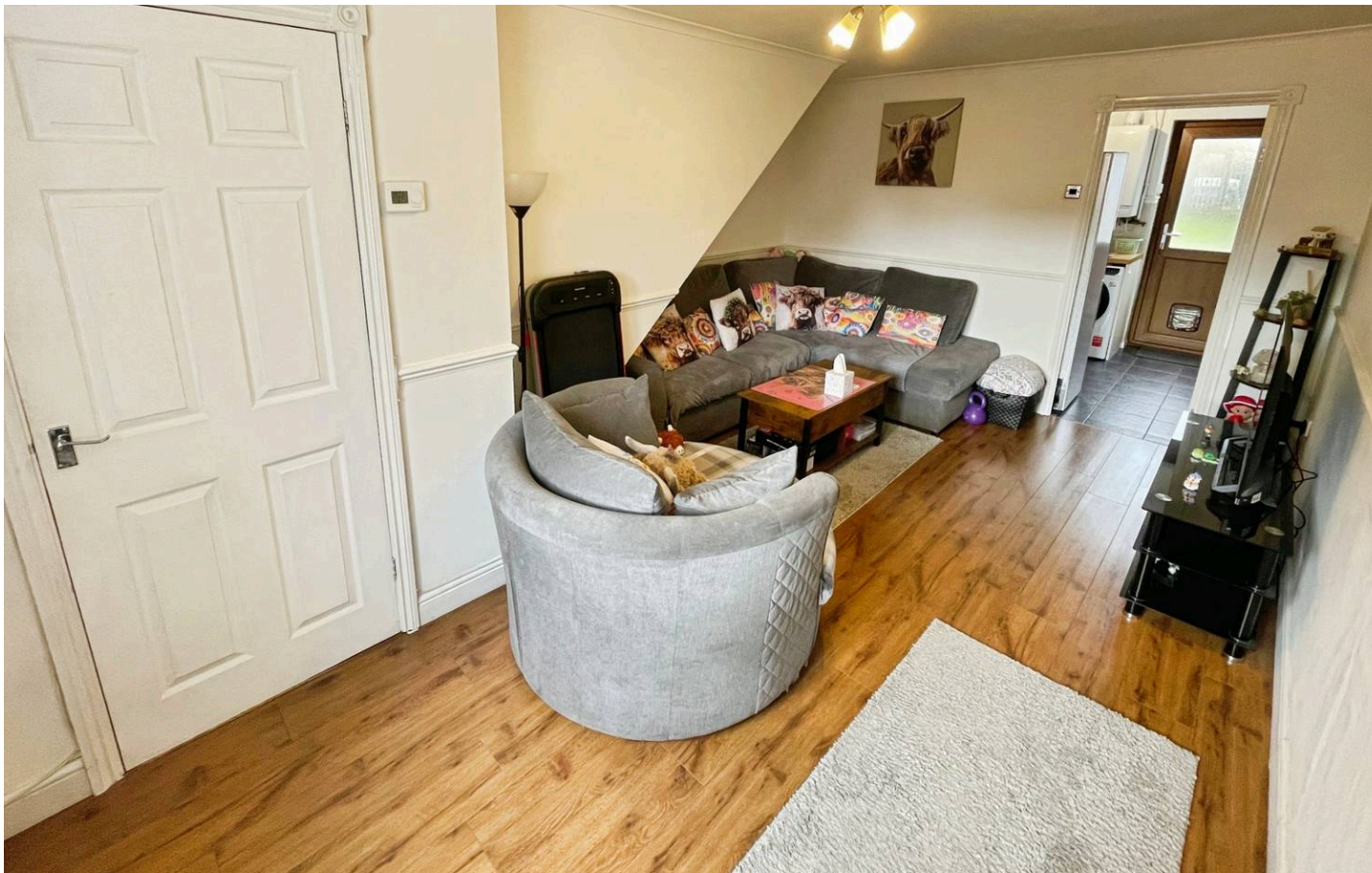
5 Davis Avenue

Bryncethin, Bridgend

Step inside this inviting two bedroom mid terraced house, perfect for first time buyers or those looking to downsize. The spacious lounge/diner offers plenty of room for relaxing or entertaining friends, with a layout that feels both homely and practical. The kitchen is well presented. Upstairs, you'll find two comfortable bedrooms, each with enough space for storage. The bathroom is modern and easy to maintain, making daily routines a breeze. There's off road parking to the front, which is a real bonus. The property is move-in ready, with neutral décor throughout, so you can put your own stamp on it right away. Whether you're starting out on the property ladder or searching for a smart investment, this home ticks all the right boxes. Viewing is highly recommended to appreciate everything this lovely house has to offer. Don't miss your chance to make it yours - contact us today to arrange a tour and see for yourself how this property could be the perfect fit.

- Two bedroom mid terraced house
- Lounge/diner
- Ideal first time purchase
- Enclosed rear garden
- Off road parking to the front
- Viewing recommended
- Chain free





Entrance

Via part glazed and frosted PVCu door into the entrance hall.

Entrance hall

Textured ceiling with centre pendant light, smoke alarm and laminate flooring. Stairs leading to the first floor and door leading into the lounge.

Lounge/diner

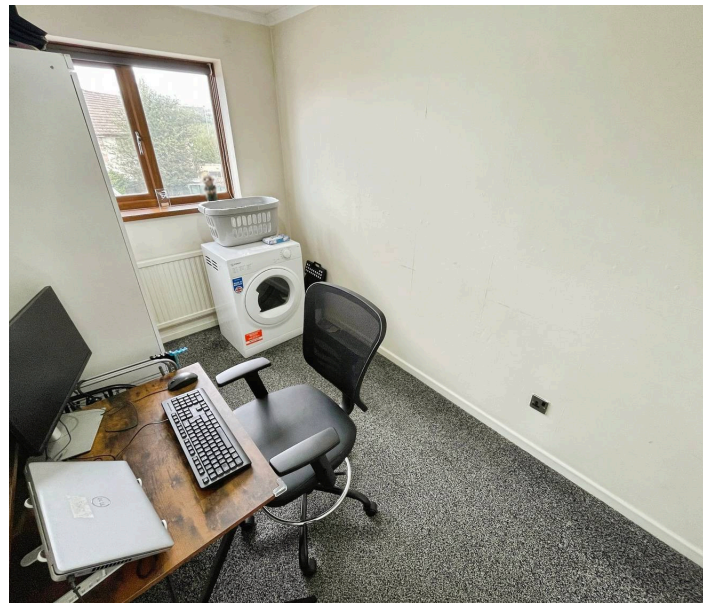
16' 8" x 11' 10" (5.07m x 3.60m)

Textured and coved ceiling with centre light, emulsioned walls with dado rail and a continuation of the laminate flooring. Radiator and PVCu double glazed window overlooking the front of the property. Door leading into the kitchen.

Kitchen/diner

11' 8" x 7' 8" (3.56m x 2.33m)

Textured and coved ceiling with centre spot lights, smoke alarm, tiling to the splash back areas and tiled flooring. A range of base and wall units in shaker style with complementary square edge wooden work tops. Space for freestanding washing machine and fridge/freezer. Wall mounted gas boiler, inset stainless steel sink with chrome mixer tap and freestanding gas cooker with overhead electric extractor fan. Radiator, smoke detectors, PVCu double glazed window overlooking the rear garden and PVCu frosted double glazed door leading out to the rear garden.



Landing

Stairs with fitted carpet and handrail. Textured ceiling with centre light and smoke alarm. Loft access, fitted carpet and doors leading to two bedrooms and family bathroom.

Bathroom

8' 1" x 4' 10" (2.47m x 1.48m)

Tongue and groove ceiling with centre light, part emulsioned / part tiled walls, vinyl flooring in wood effect. Three piece suite comprising low level WC, bath with chrome mixer tap and overhead electric shower and pedestal sink with chrome taps. Radiator and frosted PVCu double glazed window overlooking the rear of the property.

Bedroom 1

13' 8" x 8' 8" (4.17m x 2.64m)

Textured ceiling with centre light, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Built in double storage cupboard with sliding mirrored doors.

Bedroom 2

10' 11" x 6' 8" (3.34m x 2.04m)

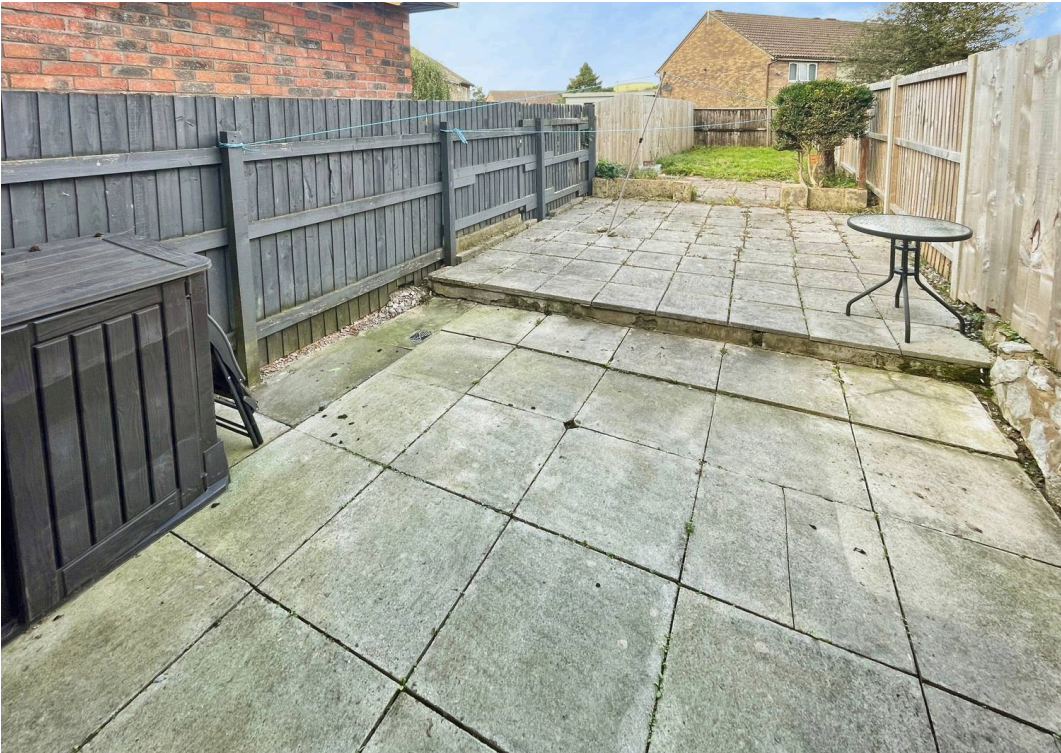
Textured and coved ceiling with centre light, papered walls, fitted carpet, radiator and PVCu double glazed window overlooking the rear. Built in storage cupboard.

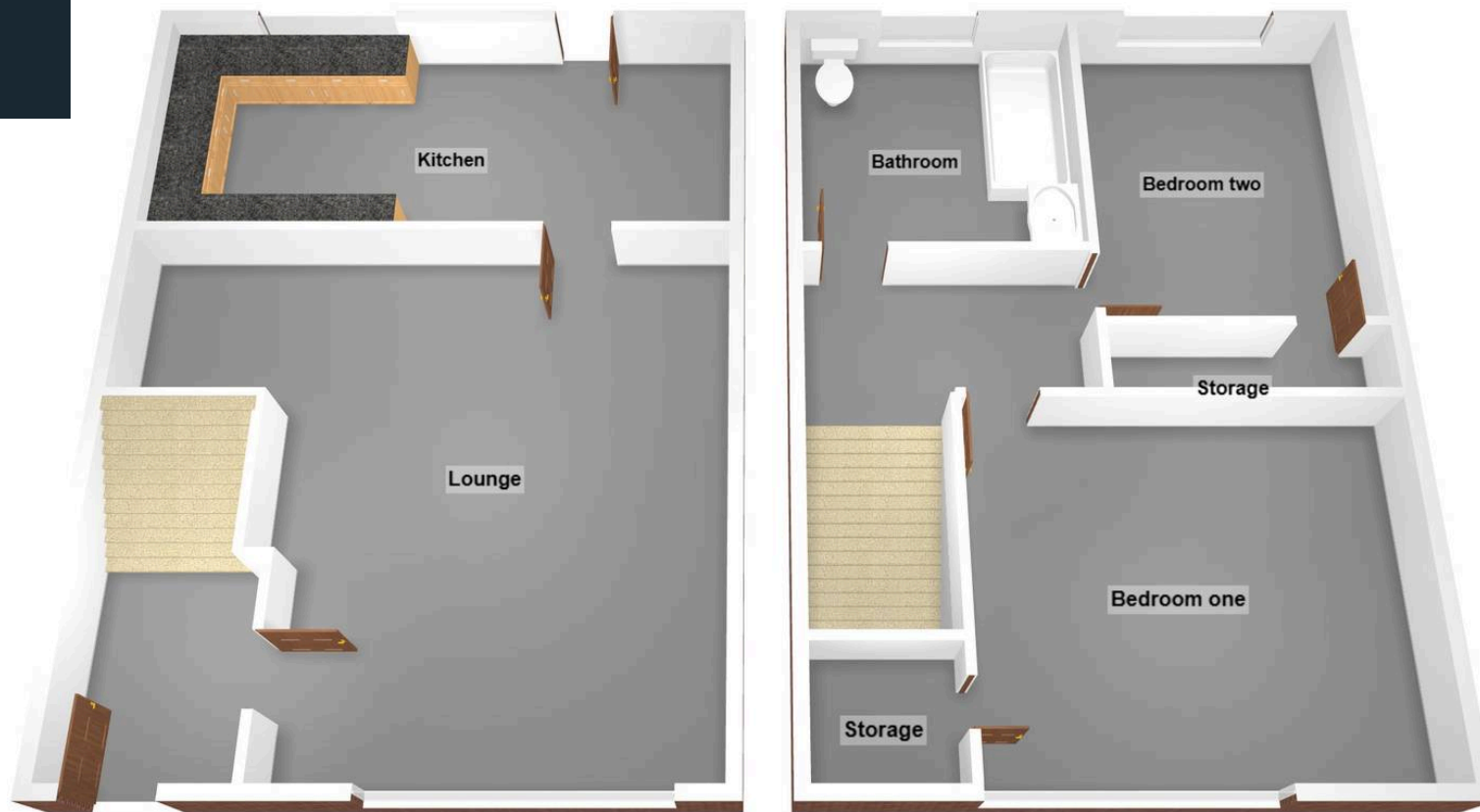
Outside

Enclosed and private rear garden, laid to patio and lawn. Off road parking to the front and paved stepping stones leading to the front door.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		





Ground Floor

First Floor

Payton Jewell Caines

Payton Jewell Caines Ltd, 8 Dunraven Place – CF31 1JD

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These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.