



30 Davies Avenue, Bridgend – CF31 1PS
Bridgend

£275,000

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Bridgend

Welcome to this spacious four bedroom semi-detached house, perfect for families or anyone needing a little extra room. Step inside to find two generous reception rooms, ideal for relaxing evenings or entertaining friends. The modern kitchen diner offers plenty of space for cooking and casual meals, making it the heart of the home. Upstairs, the master bedroom comes complete with its own en-suite, while three further bedrooms provide flexible options for family, guests, or even a home office. The family bathroom is well-appointed and stylish, catering to busy mornings or a relaxing soak at the end of the day. With driveway parking and a garage, there's no need to worry about space for cars or extra storage. The property is conveniently located close to the M4 and McArthur Glen, so commuting and shopping trips are a breeze. Whether you're looking to upsize or just want a modern home with room to grow, this property ticks all the boxes. Book a viewing today and see for yourself what makes this house so special.

- Four bedroom semi-detached house
- Family bathroom
- Enclosed rear garden
- Two reception rooms
- Kitchen / Diner
- En-Suite to master bedroom
- Driveway parking and garage
- Close to M4 and McArthur Glen





Entrance

Via PVCu double glazed door with leaded glass and side panel leading into the entrance hall.

Entrance hall

Textured and coved ceiling with light fitting to remain, emulsioned walls, laminate flooring, PVCu frosted glazed window to the side of the property with roman blind to remain and glazed doors leading into the lounge and second reception room. Under stairs storage, radiator and carpeted stairs with spindle balustrade leading to the first floor.

Lounge

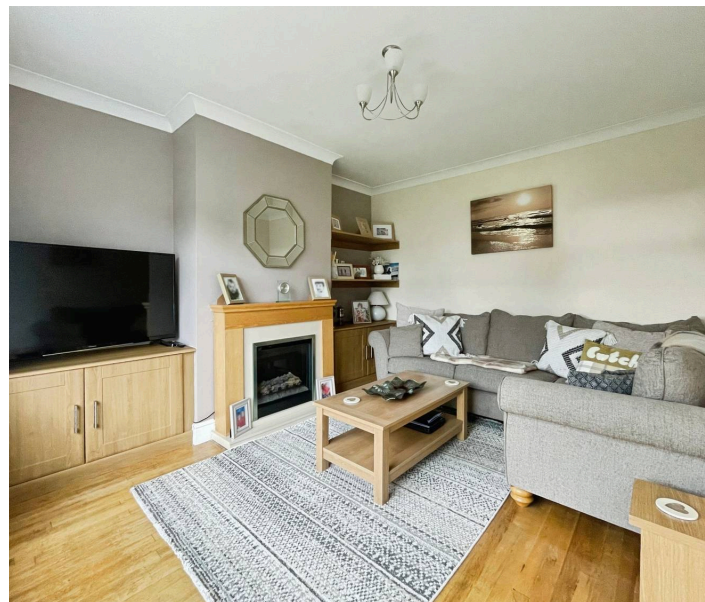
3.20m x 3.80m (10' 6" x 12' 6") Emulsioned and coved ceiling with light fitting to remain, emulsioned walls, original wooden block flooring, PVCu double glazed window to the front and radiator. Feature fireplace with wooden mantle, surround and electric fire. Built in wooden storage units either side of the chimney breast.

Reception two

5.20m x 3m (17' 1" x 9' 10") Emulsioned and coved ceiling with two light fittings to remain. emulsioned walls, PVCu double glazed window overlooking the kitchen and frosted PVCu window to the side of the property. Radiator, laminate flooring and glazed door leading into the kitchen.

Kitchen / Diner

4.90m x 3.10m (16' 1" x 10' 2") Emulsioned and coved ceiling with spot lights, emulsioned walls, radiator and Kardean flooring. A range of wall and base units with complementary work surfaces with matching up stands and breakfast bar. Integrated dishwasher and fridge/freezer and separate pantry. Extractor fan and combination boiler housed within a kitchen cupboard. Space for oven and washing machine. Franke one and half stainless steel sink and drainer with stainless steel mixer tap. PVCu window overlooking the garden and PVCu frosted door leading out to the garden. Space for dining table and chairs.



Landing

Kitchen / Diner

4.90m x 3.10m (16' 1" x 10' 2") Emulsioned and coved ceiling with spot lights, emulsioned walls, radiator and Kardean flooring. A range of wall and base units with complementary work surfaces with matching up stands and breakfast bar. Integrated dishwasher and fridge/freezer and separate pantry. Extractor fan and combination boiler housed within a kitchen cupboard. Space for oven and washing machine. Franke one and half stainless steel sink and drainer with stainless steel mixer tap. PVCu window overlooking the garden and PVCu frosted door leading out to the garden. Space for dining table and chairs.

Landing

Via stairs with fitted carpet and spindle balustrade. Emulsioned and coved ceiling, emulsioned walls, PVCu frosted window to the side of the property with roman blind to remain. Doors leading to three bedrooms and bathroom. Stairs leading to a further bedroom.

Bedroom two

2.50m x 3.90m (8' 2" x 12' 10") Measurements are to the wradrobes. Emulsioned and coved ceiling with light fitting to remain, emulsioned walls with one feature papered wall, fitted carpet and radiator. Wooden and mirrored sliding doors to remain. PVCu double glazed window to the front of the property.

Bedroom three

3.10m x 3.10m (10' 2" x 10' 2") Textured and coved ceiling, emulsioned walls, radiator, fitted carpet and PVCu window to the rear of the property.

Bedroom four / Office

2m x 1.90m (6' 7" x 6' 3") Emulsioned and coved ceiling, emulsioned walls, fitted carpet, radiator and PVCu double glazed window to the front.

Bathroom

1.90m x 1.70m (6' 3" x 5' 7") Emulsioned ceiling, fully tiled walls, tiled flooring, PVCu frosted double glazed window to the rear with fitted blind and extractor. Three piece suite comprising quadrant shower with stainless steel shower head and attachment, vanity unit housing the porcelain wash hand basin with stainless steel mixer tap, w.c. and storage below and laminate work top. Stainless steel towel rail.

Second floor

Via stairs with fitted carpet, emulsioned ceiling and walls, light fitting to remain and door leading into the bedroom.

Bedroom one

3.50m x 4.40m (11' 6" x 14' 5") Emulsioned ceiling with two light fittings and PVCu double glazed window to the rear. Built in mirrored sliding wardrobes with additional built in storage cupboard. Storage into the eaves, emulsioned walls, radiator and fitted carpet. Door leading into the en suite.

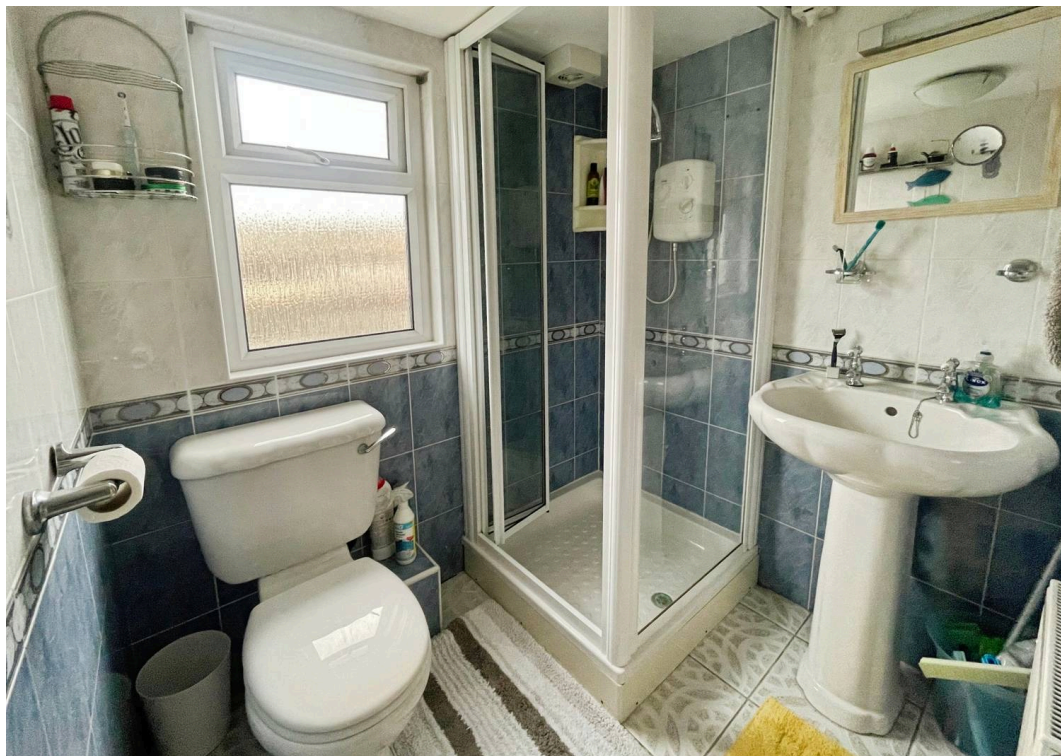
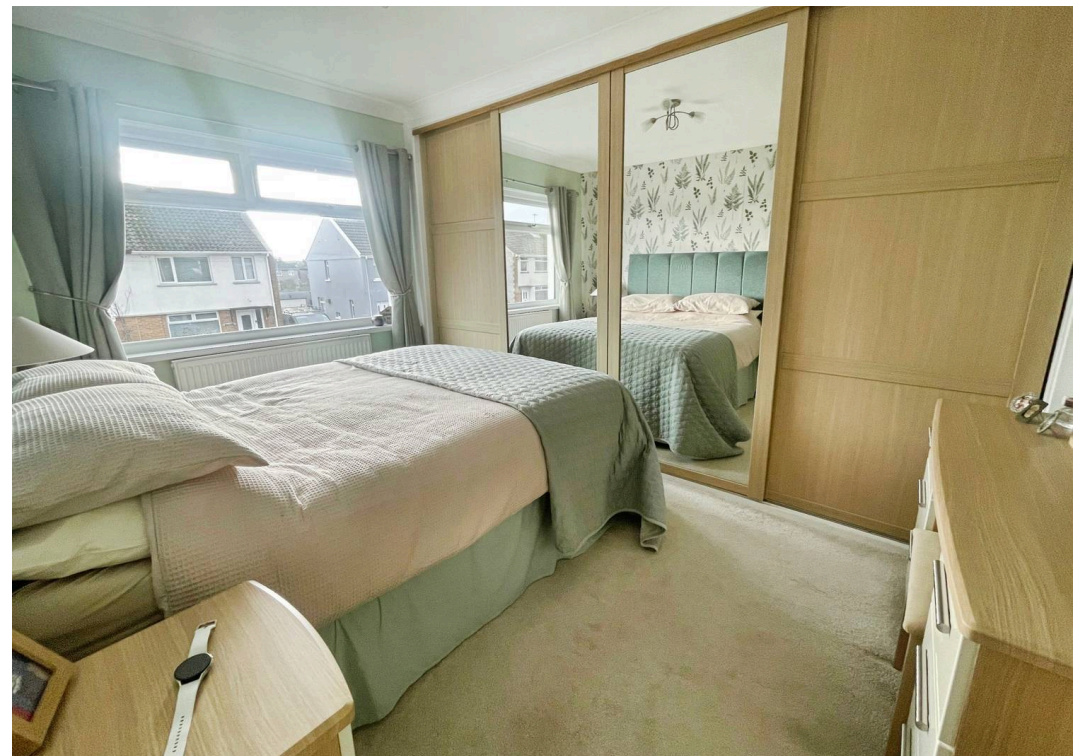
En-Suite

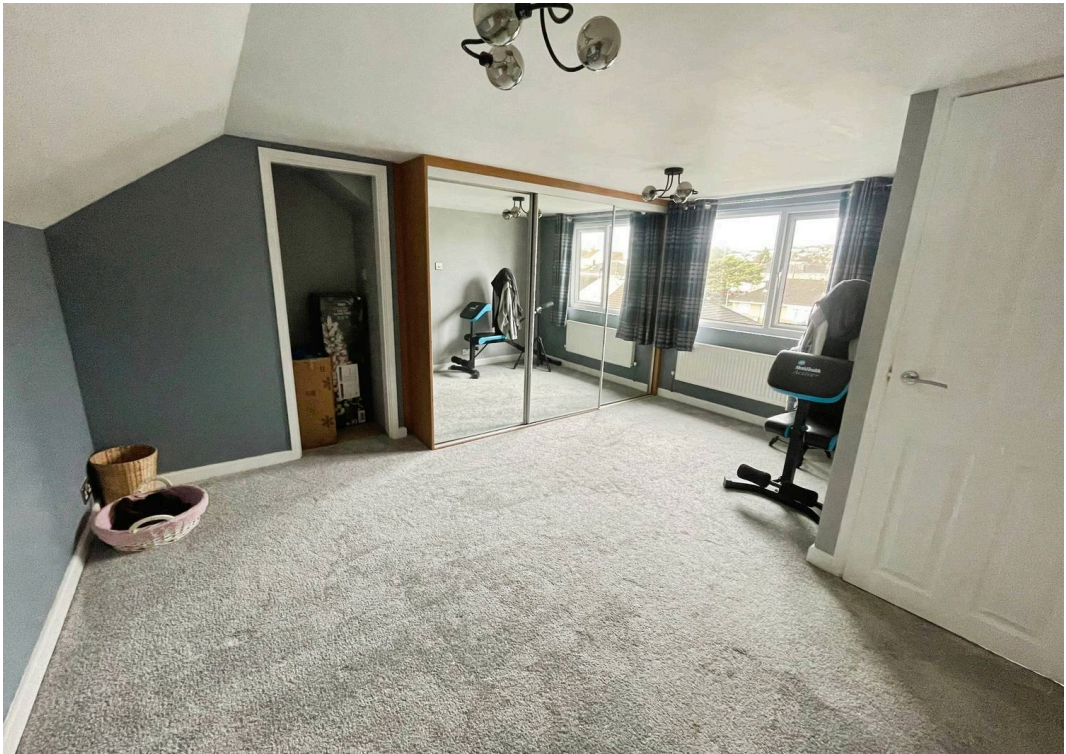
1.70m x 1.50m (5' 7" x 4' 11") Emulsioned ceiling, tiled walls, frosted PVCu double glazed window to the rear, radiator and tiled flooring. Three piece suite comprising shower cubicle with bi-fold door, extractor fan, electric shower with stainless steel shower head and shelving, low level w.c. and pedestal wash hand basin with stainless steel hot and cold taps.

Outside

Galvanised gates to the front of the property bound by wall, concrete driveway to the side leading to the garage. Area laid to lawn with mature shrubs. Small step leading to the front door with overhead canopy. The rear garden is enclosed by fencing, paved patio, wooden sleeper edging with Astroturf and planting area. Plastic storage shed to remain and frosted PVCu door leading into the garage.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(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		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		



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