



31 Davies Avenue, Bridgend

£260,000 Freehold

Semi Detached Property, Renovated Throughout • Three Bedrooms • Beautifully Presented Lounge, Featuring Multifuel Wood Log Burner • Modern Kitchen/Diner With Ample Storage & Workspace • Modern Shower Room • Landscaped Rear Garden With Lighting & Outdoor Sockets • Extended Landscaped Front Garden, Tandem Driveway, Single Garage • Walking Distance To Princess Of Wales Hospital, Easy Access To M4 Corridor • Perfect Purchase For First Time Buyers • Viewing's Are Highly Recommended, Contact A Member Of Our Team Today

DanielMatthew
ESTATE AGENTS



Fully renovated three bedroom semi with modern kitchen, stylish shower room, extended parking, landscaped garden, and garage. Great location near hospital, M4, schools, and town centre.

Council Tax band: D

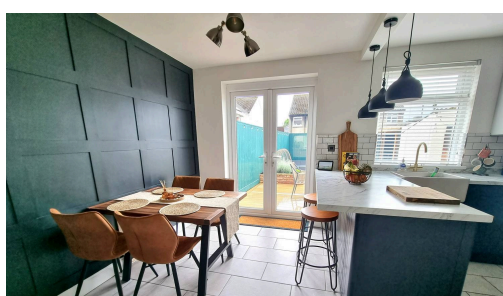
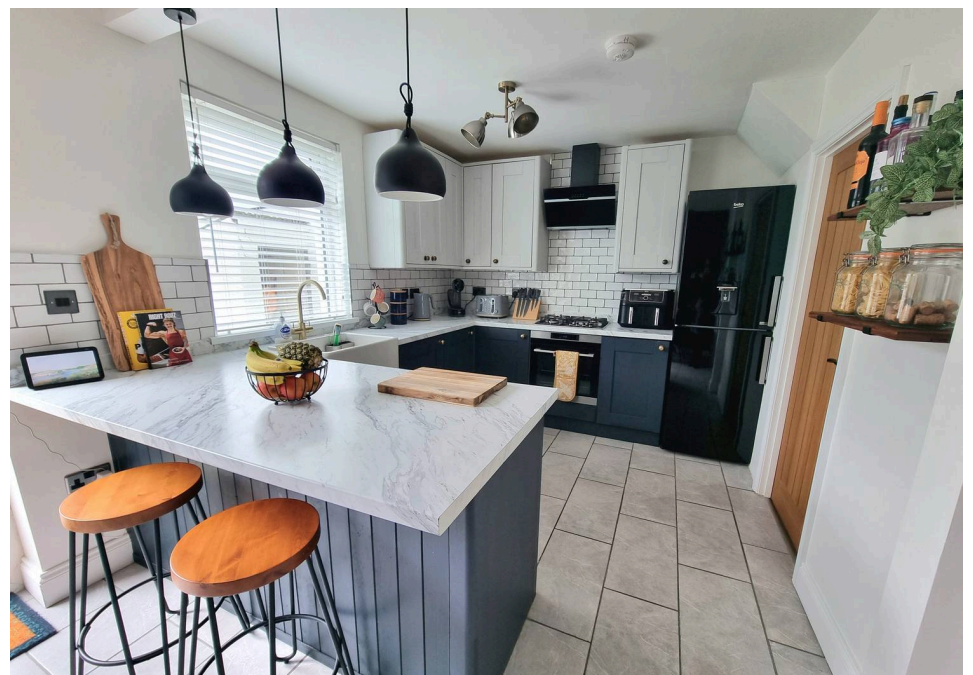
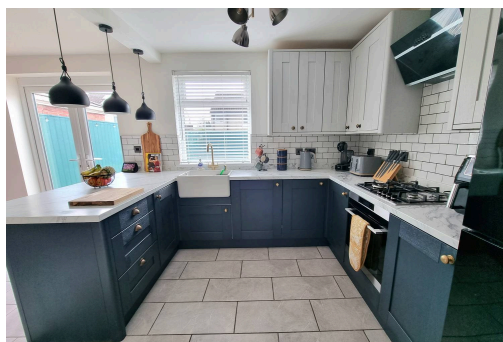
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- › Semi Detached Property, Renovated Throughout
- › Three Bedrooms
- › Beautifully Presented Lounge, Featuring Multifuel Wood Log Burner
- › Modern Kitchen/Diner With Ample Storage & Workspace
- › Modern Shower Room
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Hallway

Enter via UPVC double glazed obscured door with obscured side glass panel into welcoming entrance hallway, UPVC double glazed window to side aspect, plastered ceiling, plastered walls with feature panelled walls, refurbished parquet flooring, staircase leading to first floor, understairs storage, doors leading into Lounge and Kitchen/Diner.

Lounge

12' 6" x 10' 8" (3.80m x 3.24m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls with picture rail, Refurbished parquet flooring, Multifuel wood burning log burner, radiator, opening into kitchen/diner.

Kitchen/Diner

9' 5" x 17' 0" (2.86m x 5.18m)

UPVC double glazed French doors leading to landscaped rear garden, UPVC double glazed window to rear aspect, plastered ceiling, plastered walls with feature panelled wall, tiled flooring, a range of high quality wall and base units with marble effect worksurfaces, tiled splashback, ceramic sink with mixer tap, space for fridge/freezer, integrated washing machine, electric oven with four ring gas hob and extractor fan, breakfast bar and space for dining table and chairs.



Landing

UPVC double glazed window to side aspect, plastered ceiling with loft access, plastered walls with feature panelling, fitted carpet, doors leading to all first floor rooms.

Shower Room

6' 4" x 5' 6" (1.92m x 1.68m)

UPVC double glazed obscured window to rear aspect, plastered ceiling with extractor fan, tiled walls, laminate flooring, three piece suite comprising walk in shower cubicle with mains over head shower, low level WC and ceramic sink inset into vanity unit offering storage, column radiator.

Bedroom One

12' 6" x 8' 11" (3.82m x 2.72m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls with one feature panelled wall, fitted carpet, two built in fitted wardrobes, radiator.

Bedroom Two

10' 4" x 9' 5" (3.14m x 2.86m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls with one feature panelled wall, fitted carpet, radiator, storage cupboard housing combination boiler.

Bedroom Three

8' 10" x 6' 5" (2.69m x 1.96m)

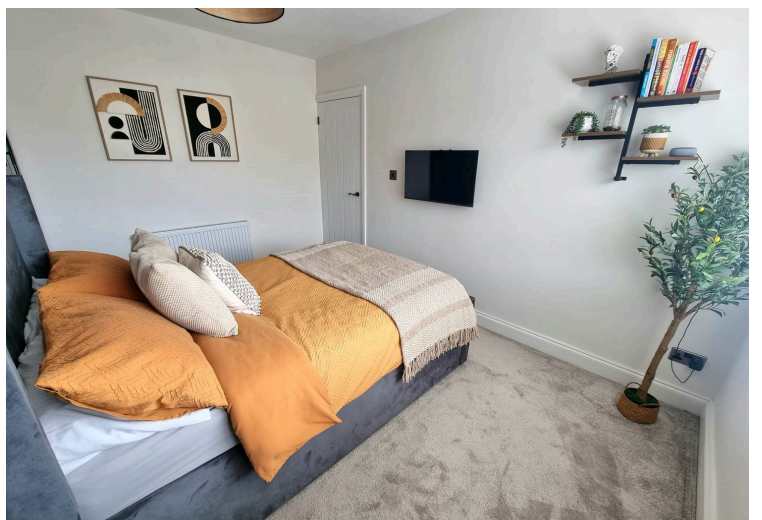
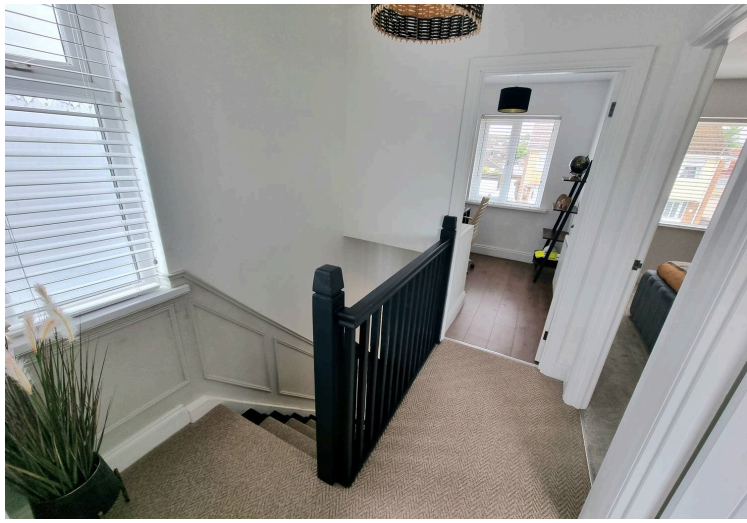
UPVC double glazed window to front aspect, plastered ceiling, plastered walls, laminate flooring, radiator.

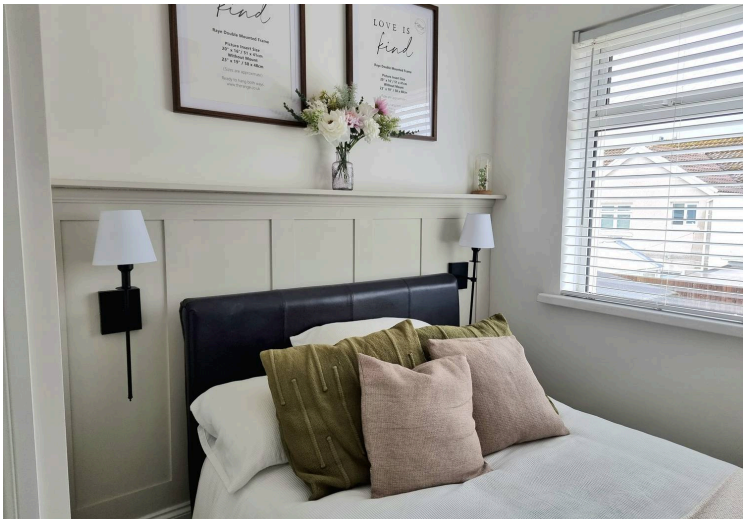


GARDEN

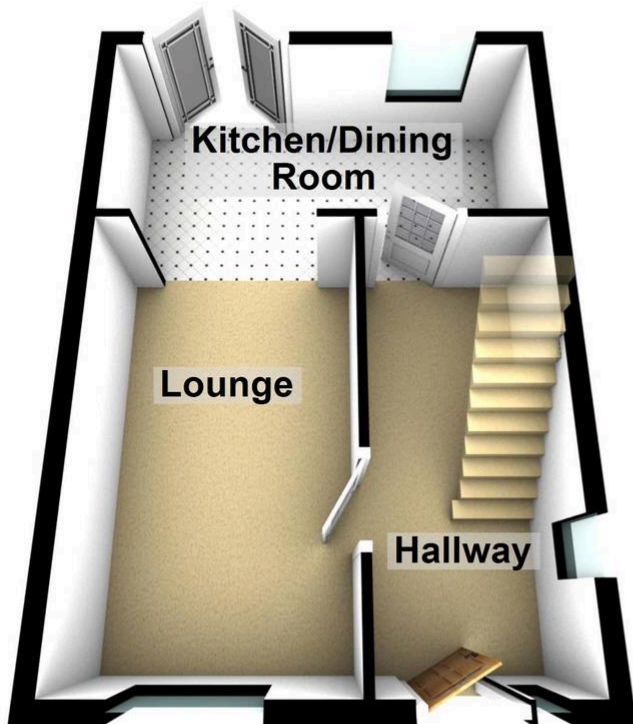
Rear Garden - Recently landscaped offering a relaxing retreat to enjoy, offering composite decking, flower beds, step leading down to patio area with brick paved area and circular laid to lawn, wooden pergola ideal extra space it has a dedicated electrical supply for a three-phase hot tub. . External lighting and outdoor sockets, Outdoor water tap, Side gate access leading to driveway with outhouse ideal for storing bins.







Ground Floor



First Floor

