

FOR
SALE



30 Davies Avenue, Bridgend, Mid Glamorgan CF31 1PS

£275,000 - Freehold

Payton
Jewell
Caines

8, Dunraven Place, Bridgend, CF31 1JD 01656 654328 bridgend@pjchomes.co.uk

PROPERTY SUMMARY

Well presented four bedroom semi detached house comprising entrance hall, two reception rooms and kitchen/diner to the ground floor, three bedrooms and bathroom to the first floor and master bedroom with en suite to the second floor. Enclosed rear garden, driveway parking to the front and garage. Viewing highly recommended.

POINTS OF INTEREST

- Four bedroom semi detached house
- Two reception rooms
- Kitchen/diner
- En suite to master bedroom
- Family bathroom
- Enclosed rear garden
- Driveway parking and garage
- EPC - D/ Council tax band - D



ROOM DESCRIPTIONS

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 2

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

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 2

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 3

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 4 / 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 1

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		72
(55-68)	D		
(39-54)	E	63	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			