



60 Davis Avenue
Bryncethin, Bridgend, CF32 9JL

WATTS & MORGAN 160 YEARS

60 Davis Avenue Bryncethin, Bridgend, CF32 9JL

£145,000 Freehold

2 Bedrooms : 1 Bathrooms : 1 Reception Rooms

Watts & Morgan are pleased to present to the market this ideal investment or first time purchase being sold with no chain. This two bedroom mid terrace property is located in a popular cul-de-sac in Bryncethin. Within walking distance to reputable schools and close proximity to J36 of the M4 and McArthur Glen Retail Outlet. Accommodation comprises; entrance hall, kitchen, living room. First floor landing, both bedrooms with built-in storage and a 3-piece bathroom. Externally providing; off-road driveway parking and a landscaped rear garden. No on-going chain. EPC Rating; 'C'.

Directions

- Bridgend Town Centre 4.0 miles
 - Cardiff City Centre 21.7 miles
 - M4 (J36) 1.7 miles
-

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Summary of Accommodation

GROUND FLOOR

Entrance via a uPVC glazed door into the hallway with laminate wood flooring and an archway opens into the kitchen which has been fitted with traditional wall and base units with laminate work surfaces. Integral appliances to remain include 4-ring gas hob, oven with grill and extractor hood over. The wall-mounted gas combi boiler is located here. Presenting; partly tiled walls, uPVC window to front aspect, plumbing for one appliance and space for free standing fridge/freezer.

The lounge is a good size reception room offering laminate flooring and French doors leading to the rear patio area, presenting an open carpeted staircase leading up to the first-floor landing.

FIRST FLOOR

The first-floor landing provides a loft hatch which give access to the loft space. Bedroom one is situated to the rear and is a good-sized double bedroom offering carpeted flooring, built in mirrored wardrobes and windows to the rear. Bedroom two is to the front with carpeted flooring and a built-in storage cupboard. The bathroom has been fitted with a three-piece suite comprising of a panelled bath with freehand shower head, WC and pedestal sink, further features include vinyl flooring, partially tiled walls and windows to the front.

GARDENS AND GROUNDS

No 60 is approached off Davis Avenue with a private driveway to the front.

To the rear of the property lies a fully enclosed low maintenance tiered garden.

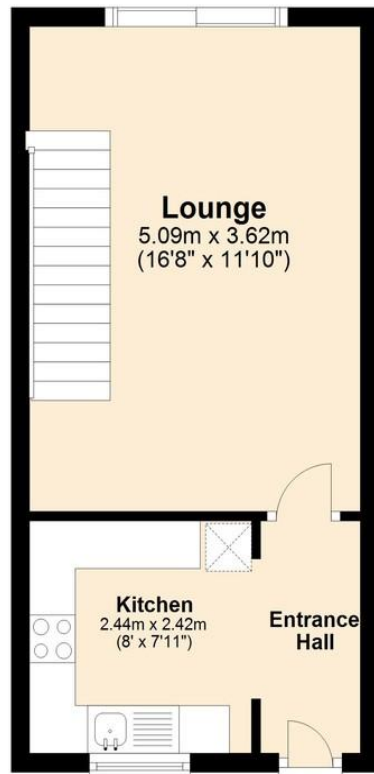
SERVICES AND TENURE

Freehold. All mains connected.



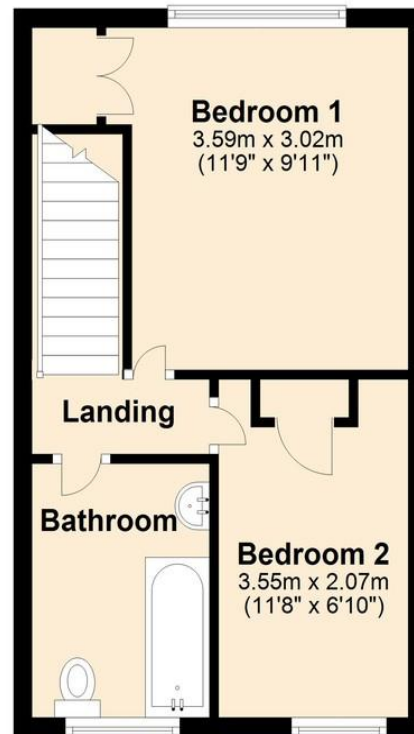
Ground Floor

Approx. 27.6 sq. metres (296.6 sq. feet)



First Floor

Approx. 29.8 sq. metres (320.3 sq. feet)



Total area: approx. 57.3 sq. metres (616.9 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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