



Davies Avenue, offers over £240,000

- Extended and well-presented
- Downstairs Cloakroom
- Garage and Driveway
- Council Tax Band D
- Close proximity to the Princess of Wales Hospital
- EPC Rating: C



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About the property

Situated in the highly sought-after location of Litchard, Bridgend, this well-presented and extended three-bedroom semi-detached property offers spacious and versatile accommodation ideal for a range of buyers, including first-time purchasers, young families, and growing households.

Conveniently located within close proximity to the Princess of Wales Hospital, McArthurGlen Designer Outlet, and excellent transport links including the M4 motorway, as well as Bridgend town centre, the property also benefits from easy access to local train and bus routes, making it perfectly positioned for commuters.

The accommodation briefly comprises an inviting entrance hall, a convenient downstairs cloakroom, and a generous main reception room which flows seamlessly into a separate dining area. In addition, there is a cosy secondary lounge, providing a perfect space for relaxation. The heart of the home is the spacious and light-filled kitchen diner, offering ample room for both cooking and entertaining, with direct access to the rear garden.

To the first floor, the property offers three well-proportioned bedrooms along with a stylish family bathroom, complete with a charming freestanding roll-top bath.

Externally, the property benefits from both front and rear gardens, providing excellent outdoor space for families and entertaining. A driveway offers off-road parking and leads to a garage, adding further practicality.





Accommodation

Entrance Hall

W.C.

Reception Room - 12' 6" x 10' 6" (3.81m x 3.20m)

Dining Room - 9' 2" x 6' 7" (2.79m x 2.01m)

Lounge - 9' 2" x 8' 6" (2.79m x 2.59m)

Kitchen/Diner - 16' 5" x 12' 6" (5.00m x 3.81m)

First Floor

Landing

Bedroom One - 12' 6" max x 10' 2" max (3.81m max x 3.10m max)

Bedroom Two - 10' 6" max x 9' 2" max (3.20m max x 2.79m max)

Bedroom Three - 8' 10" max x 6' 7" max (2.69m max x 2.01m max)

Bathroom

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Floorplan



Total floor area 87.0 m² (936 sq.ft.) approx

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