

**hrt**  
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40 Davis Avenue  
Bryncethin, Bridgend, CF32  
9JJ

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## 40 Davis Avenue

Asking price **£127,500**

Available with no ongoing chain, is this stunning mid terraced property, conveniently located within close proximity to junction 36 of the M4 and McArthur Glen shopping centre.

No ongoing chain

Sought-after cul-de-sac location

South facing rear garden

Driveway parking

Built-in storage to both bedrooms

Impressive internal standards throughout

Close proximity to junction 36 of the M4 and McArthur Glen shopping outlet

Ideal for both first-time buyers and investors

Viewing is highly recommended







Situated in a popular cul-de-sac location with a southerly facing rear garden is this beautifully presented two bedroom mid terrace property.

The property is entered via a PVCu and double glazed door into an entrance hallway with laminate flooring, archway through to the kitchen and a door to the lounge/diner. The kitchen has been fitted with a matching range of base and eyelevel units with square top workspace over. There is a stainless steel sink unit with swan neck mixer tap, plumbing and space for appliance, built-in cooker with four ring ceramic hob and complimentary extractor and space for fridge/freezer. The room has laminate flooring, PVCu double

glazed window to the front and wall mounted Vaillant (serviced by Vaillant in 2021) combination boiler. The lounge/diner is a light and airy space with a continuation of the laminate flooring, large sliding doors overlooking the south facing rear garden and staircase rising to the first floor landing.

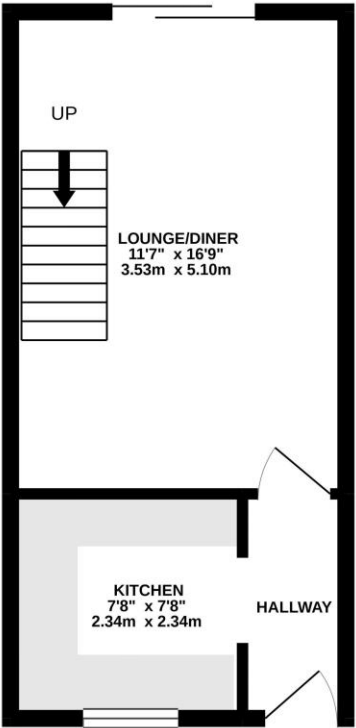
The landing has a loft inspection point and doorways leading to both bedrooms and the family bathroom. The bathroom has been fitted with a three-piece suite comprising of bath with independent overhead shower, vanity unit wash and basin and close couple WC. There is full height tiling to the wet areas, chrome effect heated towel rail and laminate flooring.

Bedroom two has a PVCu double glazed window to the front and doorway to a large storage cupboard. The master bedroom is a generous double bedroom with PVCu window to the rear overlooking the southerly facing rear garden and built-in double wardrobe with sliding mirror doors.

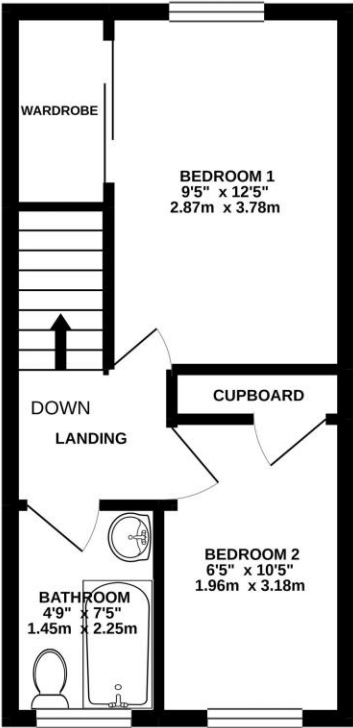
Outside to the front of the property is an open plan garden laid mostly to gravel providing additional parking area and a parking space. A pathway leads to the front door. There is an outside tap, courtesy light, PVCu fascias, guttering, soffits and canopy. To the rear of the property is an enclosed southerly facing garden laid mostly to lawn with mature borders of plants and shrubs.

Viewings on the property highly recommended to appreciate the location and impressive standards on offer.

GROUND FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2021







### Directions

From junction 36 of the M4 (Sarn), follow signs for Bryncethin village. Travel down the hill and at the traffic lights turn left signposted Brynmenyn. At the next round about take the third exit right heading back into Bryncethin village, taking the first right hand turning into Davis Avenue. Follow the road as it bears left taking the second right hand turning where No. 40 will be found on the left hand side indicated by our For Sale board.

### Tenure

Freehold

### Services

All main services  
Council Tax Band B  
EPC Rating D

Viewing strictly by  
appointment through  
Herbert R Thomas

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**AWAITING EPC**

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