



Merlin Crescent, Bridgend. CF31 4QW

£144,995



## Merlin Crescent, Bridgend. CF31 4QW

A deceptively spacious three bedroom semi detached DORMER BUNGALOW comprising downstairs family bathroom, two reception rooms, conservatory, master bedroom to first floor with en suite shower room, enclosed south facing rear garden, tandem garage and driveway for 3/4 vehicles. Viewing Recommended.

£144,995 - Freehold

- Three bed semi detached dormer bungalow
- Recently refurbished
- Downstairs family bathroom
- Master bedroom with en suite shower room
- Two reception rooms, conservatory, EPC -E
- Garage and parking for 3/4 vehicles



## ENTRANCE

Via part glazed PVCu door.

## ENTRANCE PORCH (9' 1" x 8' 4") or (2.76m x 2.53m)

Currently used as an office. Tongue and groove painted ceiling. One centre light. Emulsioned walls, one feature wall papered. Ceramic tiled flooring (currently covered with astro turf flooring). Two single glazed side windows with opaque glass, one over looking the front garden the other over looking the driveway.

## LOUNGE (14' 10" x 10' 6") or (4.53m x 3.21m)

Emulsioned and coved ceiling. One centre light. Emulsioned walls. Walls either side of chimney breast feature wall papered. Wood effect laminate flooring. Feature fireplace with wooden surround housing living flame gas fire set on marble hearth and back plate. PVCu double glazed window to front aspect. Double radiator. Square archway leading into kitchen.

## KITCHEN (13' 0" x 8' 7") or (3.97m x 2.62m)

Emulsioned ceiling. One centre light. Emulsioned walls. One wall feature wall papered. PVCu double glazed window to side aspect overlooking the driveway. Aluminium double glazed door to side. A range of wall and base units with stainless steel double sink and drainer. Mixer taps. Freestanding electric oven, fridge/freezer and washing machine. Ceramic tiled flooring. Double radiator.

## INNER HALLWAY

Access into bathroom and dining room.

## BATHROOM (6' 8" x 5' 7") or (2.04m x 1.71m)

Tongue and groove ceiling with down lights. Part tiled/part emulsioned walls. Three piece suite comprising panelled bath, pedestal wash hand basin and low level w.c. Double radiator. PVCu double glazed window with opaque glass to side aspect. Ceramic tiled flooring.

## BEDROOM 2 (10' 3" x 10' 0") or (3.12m x 3.04m)

Emulsioned and coved ceiling. One centre light. Emulsioned walls. One wall feature wall paper. Fitted carpet. PVCu double glazed window to rear garden. Radiator.

## DINING ROOM (14' 6" x 9' 3") or (4.43m x 2.82m)

Emulsioned ceiling. One centre light. Emulsioned walls. One wall feature papered. Wood effect laminate flooring. Aluminium double glazed sliding patio doors into conservatory. Open tread staircase leading to the first floor. Painted tongue and groove panelling to this wall.

## CONSERVATORY (11' 7" x 9' 9") or (3.54m x 2.97m)

Polycarbonate Victorian style roof with windows to all sides. Ceiling fan. PVCu double glazed French doors opening onto decked area leading down to the garden. Ceramic tiled flooring. One wall emulsioned with wall lights. Power points.

## LANDING

Open tread and balustrade staircase with fitted carpet.



## MASTER BEDROOM (10' 7" x 10' 1") or (3.23m x 3.07m)

Emulsioned ceiling. One centre light. Emulsioned walls. One wall feature wall papered. Fitted carpet. PVCu double glazed window to rear aspect. Radiator. Archway leading into en suite.

## EN-SUITE SHOWER ROOM (7' 6" x 3' 4") or (2.29m x 1.02m)

Emulsioned ceiling. One centre light. Access into attic. Part tiled/part emulsioned walls. Three piece suite comprising low level w.c. pedestal wash hand basin with hot and cold taps and fully tiled electric shower with shower curtain. Storage cupboard housing boiler. Radiator. Wood effect laminate flooring.

## BEDROOM 3 (14' 4" x 6' 4") or (4.38m x 1.92m)

Emulsioned ceiling. One centre light. Emulsioned walls. One wall feature wall papered. Fitted carpet. PVCu double glazed window to rear aspect. Radiator. Three storage cupboards, one giving access to eaves.

## OUTSIDE

South facing rear garden bounded by natural hedging. Laid mainly to lawn with gravel area ideal for garden furniture. Raised decked area leading to conservatory.

Large Tandem style garage with parking for multiple vehicles, power, lighting and pedestrian door as well as double doors.

Front of property is bounded by brick wall, laid mainly to lawn. Driveway for numerous vehicles and access to garage.

## DIRECTIONS

From Bridgend town take Park Street up Bryntirion Hill at the traffic lights turn right onto Bryn Golau, continue along Bryn Golau which merges onto Merlin Crescent. Continue along up the hill, the comprehensive school is on the left hand side, the property is on right hand side.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

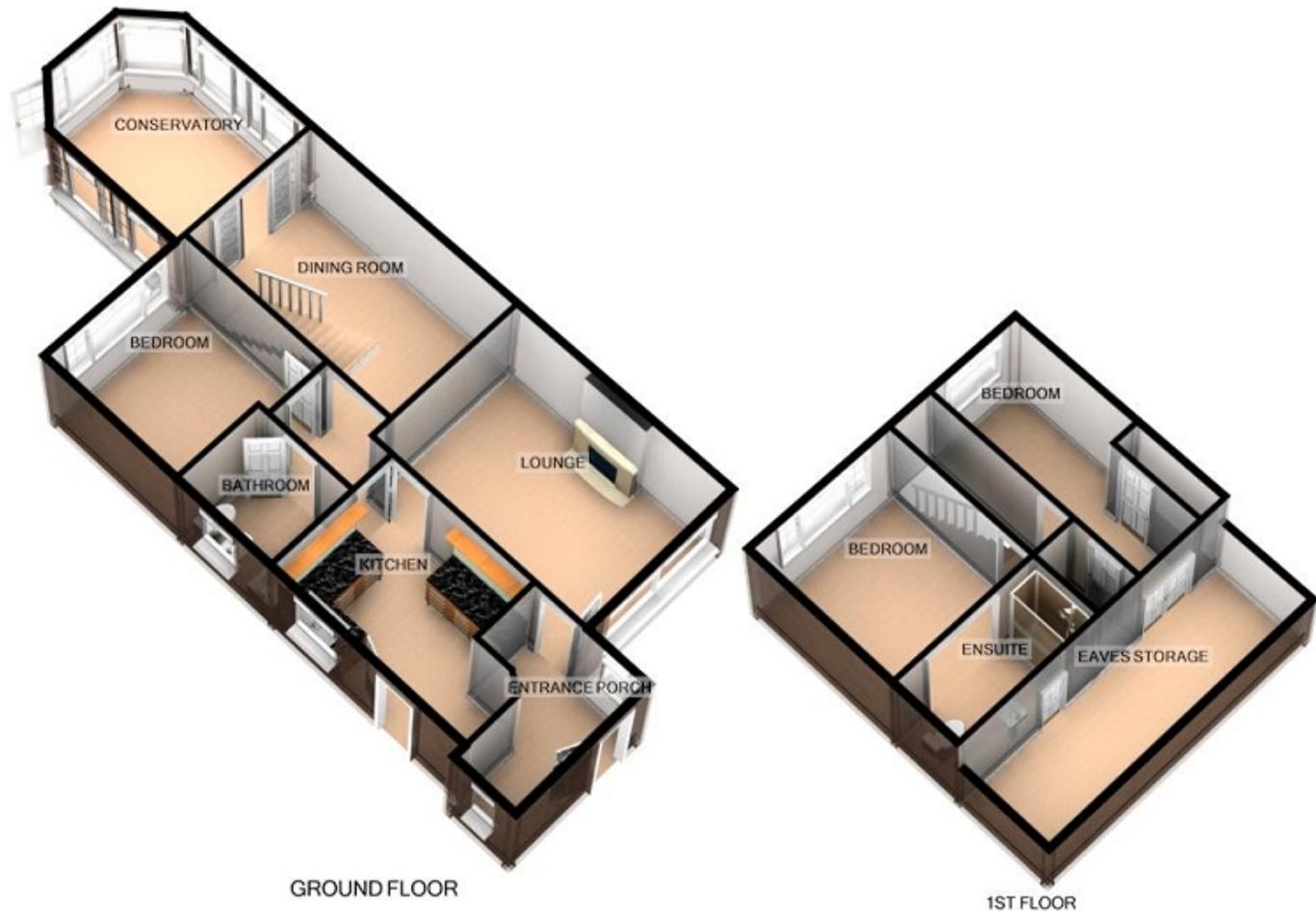
# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines.



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