



Merlin Crescent, Bridgend, Bridgend
County. CF31 4QW

£215,000



PAYTON
JEWELL
CAINES

Merlin Crescent, Bridgend, Bridgend County. CF31 4QW

We are pleased to offer for sale this three bedroom semi detached DORMER STYLE BUNGALOW comprising entrance hall, kitchen, TWO RECEPTION ROOMS, bathroom and bedroom to the ground floor and two further bedrooms to the first floor. Enclosed landscaped rear garden, single garage and driveway parking.

£215,000 - Freehold

- Three bedroom dormer style semi detached bungalow
- Fitted kitchen
- Two reception rooms
- Driveway for ample off road parking and single garage
- Generous landscaped gardens to the front and rear
- FPC - D / Council tax band - C



DESCRIPTION

Introducing this three bedroom semi detached dormer style bungalow situated in the sought after residential area of Cefn Glas. The property is situated within close proximity to all amenities, transport hub as well as local primary and secondary schools. The property benefits from two reception rooms, three good sized bedrooms and an enclosed landscaped rear garden. Internal viewing is highly recommended to fully appreciate this family home.

ENTRANCE

Via PVCu door with frosted glass panel and coordinating side panels into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling with two sets of ceiling lights, emulsioned walls, radiator, staircase leading to the first floor and fitted carpet.

BEDROOM 1 (10' 6" x 9' 11") or (3.21m x 3.02m)

Emulsioned and coved ceiling with ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear garden and fitted carpet.

BATHROOM (6' 7" x 5' 5") or (2.01m x 1.66m)

Emulsioned ceiling with ceiling light, emulsioned walls with ceramic tiling to splash back areas, fitted carpet, PVCu frosted double glazed window to the side of the property and wall mounted chrome heated towel rail. Three piece suite in white comprising low level w.c. pedestal wash hand basin and panelled bath.

KITCHEN (13' 2" x 8' 8") or (4.01m x 2.64m)

Emulsioned ceiling with inset spot lights, emulsioned walls with ceramic tiling to splash back areas, radiator and dual aspect PVCu double glazed windows overlooking the front and side of the property. The kitchen comprises a range of wall and base units with coordinating work surfaces, space for fridge/freezer and space and plumbing for automatic washing machine. One and half stainless steel inset sink with drainer and mixer tap and four ring electric hob and oven with overhead extractor hood. Wall mounted boiler and tiled flooring.

RECEPTION ROOM 1 (17' 2" max x 10' 6" max) or (5.23m max x 3.20m max)

Emulsioned and coved ceiling with ceiling light, emulsioned walls with feature papered chimney breast wall with alcoves either side and inset fireplace with stone hearth. Radiator, PVCu double glazed window overlooking the front of the property and fitted carpet.

RECEPTION ROOM 2 (14' 6" x 9' 4") or (4.43m x 2.84m)

Emulsioned and coved ceiling with ceiling light, emulsioned walls, radiator, PVCu double glazed sliding doors overlooking the rear patio with views over the garden and vinyl flooring in wood effect.

LANDING

Via an open staircase with fitted runner carpet. Emulsioned ceiling with ceiling light, emulsioned walls, storage into the eaves and fitted carpet.



BEDROOM 2 (13' 2" x 8' 11") or (4.02m x 2.71m)

Bedroom measurements narrow to 1.79m. Emulsioned ceiling with ceiling light, emulsioned walls, radiator, PVCu double glazed window to the side of the property and fitted carpet.

BEDROOM 3 (18' 11" x 6' 5") or (5.76m x 1.95m)

Emulsioned ceiling with ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property and fitted carpet. Storage space into the eaves.

OUTSIDE


To the rear of the property is a fully enclosed landscaped garden with an area laid to patio perfect for garden furniture and entertaining. The main area of the garden is laid to lawn with stepping stones, further area laid to stone chipping's surrounded with borders for planting. Gated access to the side of the property leading to a long driveway for ample off road parking and detached single garage with up and over door, power and lighting.

To the front the garden is laid to lawn with planting.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



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. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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