

Payton
Jewell
Caines



Merlin Crescent, Bridgend, Bridgend
County. CF31 4QJ

£193,000



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Three bedroom semi detached house with NO ONGOING CHAIN comprising entrance hall, lounge, dining room, kitchen, two double bedrooms plus one single, family bathroom, enclosed rear garden, off road parking and garage. Early viewing recommended. Ideal first time purchase.

£193,000 - Freehold

- Three bedroom semi detached house NO ONGOING CHAIN
- Lounge and dining room
- Good size enclosed rear garden
- Off road parking to the front and garage
- Ideal first time purchase
- EPC - D / Council tax - C



DESCRIPTION

Introducing this three bedroom semi detached house benefiting from a lounge, dining room, enclosed rear garden and off road parking to the front. The property is within walking distance of Bryntirion comprehensive School, Llangewydd Junior School and Cefn Glas Infant School and is within walking distance of local shops and amenities. NO ONGOING CHAIN.

ENTRANCE

Via part glazed and frosted PVCu door with side panel into the entrance hall.

ENTRANCE HALL

Artexed and coved ceiling with centre pendant light, smoke alarm, emulsioned walls, radiator with cover, skirting and laminate flooring in wood effect. Stairs leading to the first floor and door leading into built in storage.

LOUNGE (12' 11" max x 10' 2" max) or (3.93m max x 3.11m max)

Artexed and coved ceiling with centre light, emulsioned walls, skirting, a continuation of the laminate flooring and chimney breast with feature electric fireplace and wooden mantle. Wall mounted lights in the alcoves and PVCu double glazed window overlooking the front of the property. Archway leading into the dining room.

DINING ROOM (10' 10" x 8' 8") or (3.29m x 2.65m)

Artexed and coved ceiling with centre light, emulsioned walls, skirting and a continuation of the laminate flooring, radiator and sliding PVCu double glazed door leading to the rear garden.

KITCHEN (10' 9" x 7' 6") or (3.28m x 2.29m)

Artexed ceiling with centre spot lights, emulsioned walls with tiling to the splash back areas, matching up stands, PVCu double glazed window overlooking the rear and a frosted PVCu door leading to the side of the property. A range of base and wall units in oak shaker style with complementary roll top work surfaces, integrated electric oven with four ring gas burner and chrome extractor above. Plumbing for washing machine and dishwasher, inset stainless steel sink with chrome mixer tap and space for freestanding fridge/freezer.

LANDING

Via stairs with fitted carpet and handrail, artexed ceiling with centre pendant light and loft access, emulsioned walls, skirting and fitted carpet. PVCu double glazed window overlooking the side of the property.

FAMILY BATHROOM (6' 4" x 5' 5") or (1.92m x 1.66m)

Artexed ceiling with centre light, floor to ceiling tiling to the splash back areas, skirting, vinyl flooring, chrome towel rail radiator and PVCu frosted double glazed window overlooking the rear of the property. Three piece suite comprising low level w.c. pedestal wash hand basin with chrome mixer tap and curved bath with overhead chrome shower and glass screen.

BEDROOM 1 (13' 0" max x 9' 11" max) or (3.96m max x 3.01m max)

Artexed ceiling with centre pendant light, skirting, emulsioned walls with one feature papered wall, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property.



BEDROOM 2 (10' 10" x 9' 10") or (3.31m x 3.00m)

Artexed ceiling with centre light, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the rear of the property. Built in storage with shelving.

BEDROOM 3 (9' 11" max x 6' 5" max) or (3.02m max x 1.95m max)

Artexed ceiling with centre pendant light, emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. Built in storage housing the gas combination boiler.

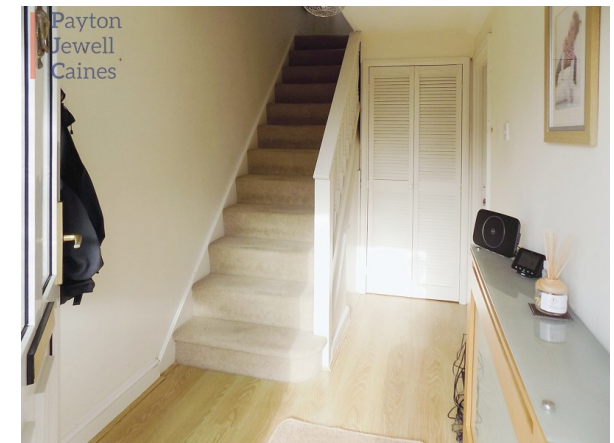
OUTSIDE

Gated access with steps leading to the front of the property, area of lawn and off road parking for two vehicles which leads to the garage with a traditional up and over door.


Enclosed tiered rear garden laid to paving, lawn and decorative stones.

NOTE

We have been advised by the vendor the boiler remains under warranty.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(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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