



Merlin Crescent, Cefn Glas, Bridgend  
County. CF31 4QW

£175,000

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One bedroom semi detached BUNGALOW comprising entrance porch, lounge, kitchen, dining area, bathroom, enclosed front and rear gardens and DRIVEWAY PARKING. Walking distance of Bridgend town centre. NO ONWARD CHAIN.

£175,000

- One bedroom semi detached bungalow
- Lounge and separate dining area
- Well maintained front and rear gardens
- Driveway parking to the side with single garage.
- EPC - D / Council tax - C
- NO ONWARD CHAIN



## DESCRIPTION

One bedroom semi detached BUNGALOW comprising entrance porch, lounge, kitchen, dining area, bathroom, enclosed front and rear gardens and DRIVEWAY PARKING. The property is within walking distance of Bryntirion comprehensive School, Llangewydd Junior School and Cefn Glas Infant School as well as Bridgend town centre giving access to the mainline train station, bus station, retail and food outlets.

The property was originally a two bedroom bungalow however the previous owners changed the layout to personally suit their needs thus providing a large double bedroom with en-suite to the first floor. There are well maintained gardens to the front and rear as well as a single garage and ample driveway parking.

SOLD WITH NO ONWARD CHAIN.

## ENTRANCE

Via part glazed PVCu door with perfect fit concertina venetian blind into the entrance porch.

## ENTRANCE PORCH

Two aspects of PVCu double glazing both with fitted venetian blinds, central light fitting, papered walls, skirting, fitted carpet and radiator. Double internal doors leading through to the lounge.

## LOUNGE (19' 8" x 15' 1") or (6.00m x 4.60m)

Dual aspect natural light via PVCu double glazed window overlooking the front with a fitted vertical blind and two PVCu double glazed windows with fitted venetian blinds to the side. Finished with a coved ceiling, two central matching pendants, papered walls, skirting and fitted carpet. Feature fireplace which is a coal gas living flame effect fire with brass surround, marble hearth and wooden mantle.

## HALLWAY

Papered walls, skirting, fitted carpet and doorways through to the kitchen, dining room and bathroom.

## FAMILY BATHROOM

PVCu frosted glazed window to the side with a fitted vertical blind and finished with a coved ceiling, radiator, full height ceramic tiles to the wall and a vinyl cushion floor. Three piece suite comprising w.c. wash hand basin and bath with mixer tap and over bath shower attachment.

## KITCHEN (11' 2" x 9' 10") or (3.40m x 3.00m)

Access to the rear via part glazed PVCu door and a PVCu double glazed window with a fitted venetian blind overlooking the rear garden and finished with central fluorescent strip light, coved ceiling, papered walls and a tile effect vinyl flooring. A range of low level and wall mounted kitchen units with a complementary roll top work surface and inset one and half basin sink with swan neck tap and drainer. Space for gas cooker, under counter fridge and plumbing for automatic washing machine. Wall mounted Worcester gas fired combination boiler.

## DINING AREA (14' 9" x 9' 6") or (4.50m x 2.90m)

Access to the rear via PVCu double glazed sliding patio doors with a fitted vertical blind and finished with a central light pendant, coved ceiling, papered walls, skirting and fitted carpet. Stairs leading to the first floor.



## LANDING

Via stairs with fitted carpet, open tread and wooden balustrade.

## BEDROOM (17' 3" max x 14' 7" max) or (5.25m max x 4.45m max)

Overlooking the front via two PVCu double glazed windows both with perfect fit venetian blinds and finished with central pendant, coved ceiling, papered walls, skirting and fitted carpet. Wall to wall, floor to ceiling storage comprising three double wardrobes, one single and high level storage, chest of drawers and matching bedside tables. Access into eaves storage and doorway through to the shower room.

## EN-SUITE SHOWER ROOM

PVCu frosted double glazed window to the side with a fitted roller blind, light pendant, full height ceramic tiles to the wall and cushion flooring. Three piece suite in white comprising w.c. wash hand basin and corner shower cubicle housing a wall mounted electric shower with fully glazed doors and a radiator.

## OUTSIDE

Enclosed rear garden laid to patio and lawn with perimeter trees and shrubs and a courtesy door into a detached garage with power and light. Driveway parking to the side of the property for up to three cars.


Enclosed front garden laid to lawn with perimeter trees and shrubs, laurel bush to the front, central lavender and gated access onto Merlin Crescent.

## NOTE

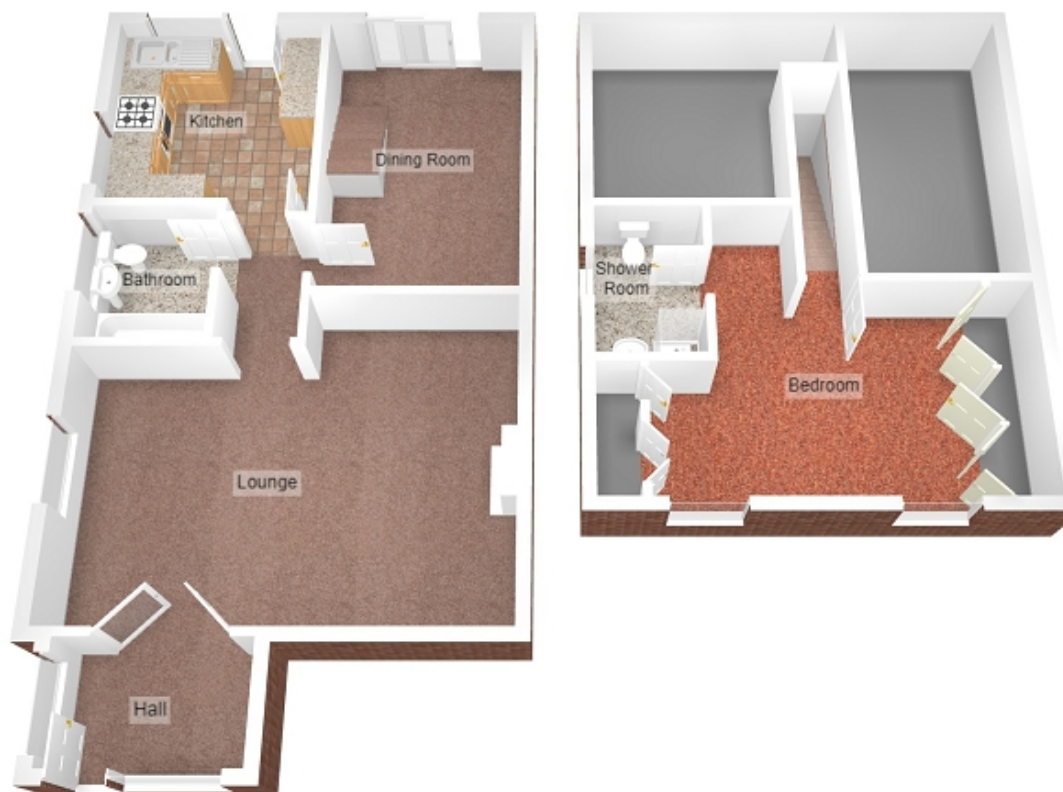
We have been advised that the property is freehold, however title deeds have not been inspected.



# Floorplan & EPC

| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92+) <b>A</b>                              |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            | 78  |
| (55-68) <b>D</b>                            | 56                         |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England, Scotland &amp; Wales</b>        | EU Directive<br>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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01656 654328

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)