

159 Merlin Crescent  
Bridgend  
CF31 4QL

£975 Monthly



- Two Bedroom Bungalow
- Lounge
- Kitchen
- Shower Room
- Garage
- Close To Local Amenities
- Available Immediately
- Call 01656 750764

**Ref: PRA11099**

Viewing Instructions: Strictly By Appointment Only



## General Description

LARGE TWO BEDROOM BUNGALOW Daniel Matthew are pleased to offer for rent this rarely available bungalow in the popular location of Cefn-Glas. This two bedroom semi detached bungalow built in the 60's, this property is a large bungalow close to all local amenities, on a bus route and walking distance to Bridgend Town centre. Comprising hallway, lounge, large kitchen, two bedrooms with patio doors leading out to garden from bedroom two and shower room. Further benefits of garage and driveway. Offered unfurnished, available immediately. Call our team to arrange an appointment 01656 750764.

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## Accommodation

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Lounge (10' 01" Max x 14' 05" Max) or (3.07m Max x 4.39m Max)

UPVC window to front aspect, plain ceiling, plain walls, carpet flooring, radiator and electric fireplace.

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## Kitchen (8' 02" Max x 11' 05" Max) or (2.49m Max x 3.48m Max)

Entered via UPVC door, UPVC window to front aspect, plain ceiling, plain walls with tiled splash back, tiled flooring. One and half bowl stainless steel sink. Built in cooker and hob with extractor fan.



Bedroom One (14' 02" Max x 8' 09" Max) or (4.32m Max x 2.67m Max)

UPVC window to rear aspect, plain ceiling, plain walls, carpet floor and radiator.



Bedroom Two (10' 0" Max x 7' 07" Max) or (3.05m Max x 2.31m Max)

UPVC patio doors to rear aspect, plain ceiling, plain walls, carpet flooring and radiator. Built in wardrobes.



Shower Room (6' 01" Max x 5' 0" Max) or (1.85m Max x 1.52m Max)

Obscured window to side aspect, plain ceiling, panelled walls, non-slip flooring, level WC, all sink, walk in shower.



## Outside

Large garden area laid with patio, wall boundaries, with side access to garage.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D68

Deposit: £975.00

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*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*