



111, Merlin Crescent
Bridgend, CF31 4QN

Watts
& Morgan



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£200,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A spacious three bedroom semi-detached dormer bungalow situated in a popular location in Cefn Glas. Being sold with no onward chain. The property is located within walking distance of local schools, shops, amenities and Bridgend Town Centre. Accommodation comprises of entrance hall, lounge, kitchen, dining room, bathroom, sitting room/ground floor bedroom. First floor landing, two double bedrooms and a shower room. Externally offering a private driveway with off-road parking and garage/store with power supply, generous rear garden. Chain Free. EPC Rating "E".

Directions

* Bridgend town centre - 1.7 Miles * Cardiff City Centre - 24.0 Miles * J36 of the M4 - 3.4 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door into the entrance hallway with vinyl flooring and all doors lead off. The kitchen to the front of the property has been fitted with coordinating wall and base units with complementary laminate work surfaces over with laminate flooring, tiling to the walls and a window to the front. There is a freestanding 4-ring gas hob with oven, grill and extractor fan over and a one and a quarter bowl sink with drainer. Space is provided for further appliances and there is a window to the front. The living room is a great sized reception room with carpeted flooring, large window overlooking the front and a central feature fireplace with hearth and surround. The sitting room/potential ground floor double room has carpeted flooring, windows to the rear, two sets of built-in storage and a central fireplace. The ground floor bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower and screen, WC and wash-hand basin with tiling to the walls, vinyl flooring and an obscured window to the side.

The dining room has vinyl flooring, double doors opening out to the rear garden and staircase leading up to the first floor.

The first floor landing leads into bedroom and is a great size main bedroom with carpeted flooring, built-in cupboard with storage in the eaves and two sets of windows to the front. Bedroom two is a double bedroom with carpeted flooring and window to the rear. The first floor shower room is fitted with a 3-piece suite comprising of a corner shower cubicle, WC and wash-hand basin with tiled flooring, tiling to the walls and window to the front.

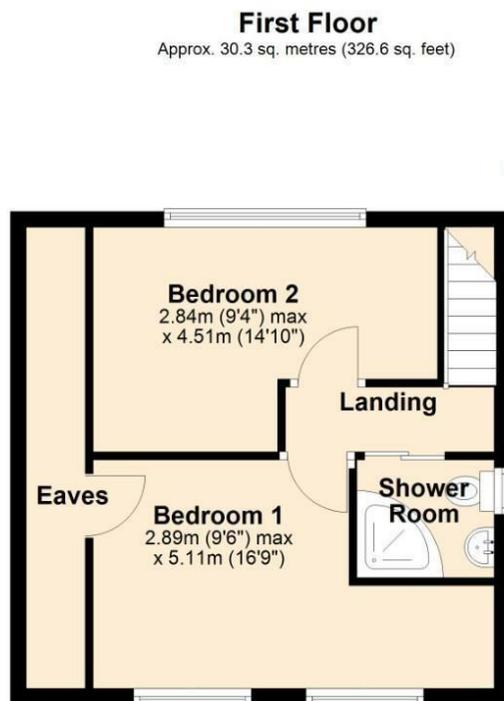
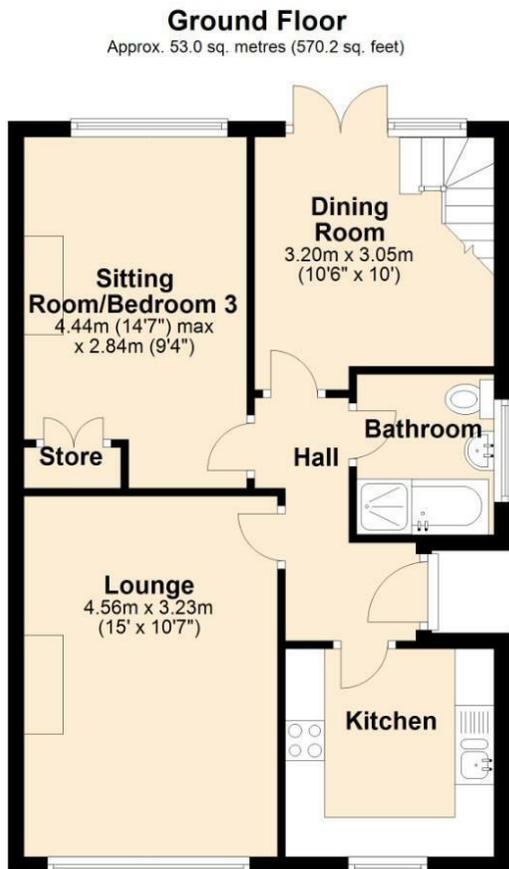
GARDENS AND GROUNDS

Approached off Merlin Crescent the property benefits from a private driveway to the front and side with off-road parking for numerous vehicles leading down to the single garage/store. The garage has a PVC door with lights and power supply and two windows to the rear. To the rear of the property is a generous enclosed garden with a spacious decked area perfect for outdoor furniture, the remainder is laid to lawn with a paved pathway leading up to a further outdoor store.

ADDITIONAL INFORMATION

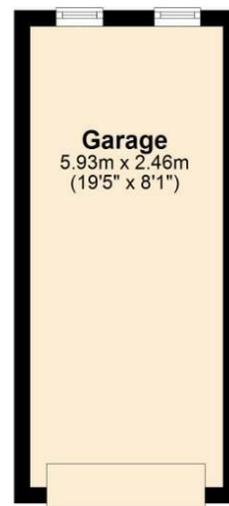
Freehold. All mains services connected. EPC Rating "E". Council Tax Band "C".





Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 14.6 sq. metres (157.0 sq. feet)



Main area: Approx. 83.3 sq. metres (896.8 sq. feet)
Plus outbuildings, approx. 14.6 sq. metres (157.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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