

Payton
Jewell
Caines



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

£235,000

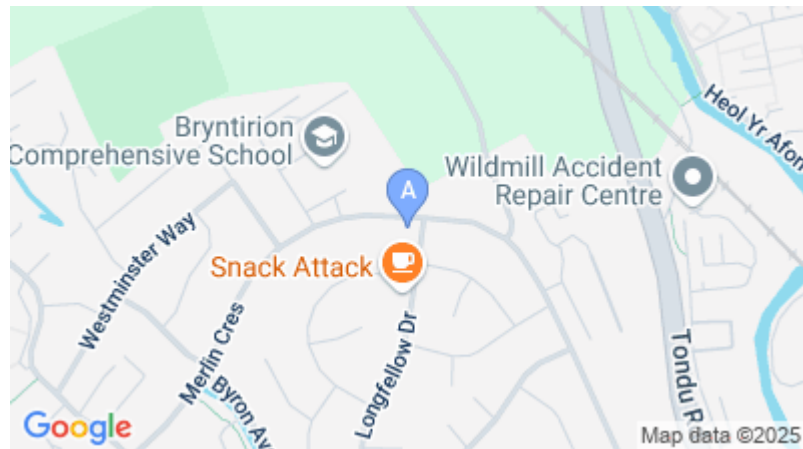
PJC PAYTON
JEWELL
CAINES

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

Three bedroom semi detached DORMER BUNGALOW comprising entrance porch, kitchen, lounge, reception 2/bedroom 3, DOWNSTAIRS SHOWER ROOM, two bedrooms to the first and upstairs shower room, ENCLOSED REAR GARDEN, OFF ROAD PARKING and GARAGE. Early viewing highly recommended.

£235,000 - Freehold

- Three bedroom semi detached dormer bungalow
- Downstairs shower room plus upstairs shower room
- Two bedrooms to first floor
- Enclosed rear garden
- Off road parking/ Garage
- Council tax band - C/ EPC - C



DESCRIPTION

Introducing this three bedroom semi detached dormer bungalow comprising entrance porch, kitchen, lounge, reception 2/bedroom 3, downstairs shower room, two bedrooms to the first and upstairs shower room, enclosed rear garden, off road parking and garage. Early viewing highly recommended.

Ideally located for Bryntirion Secondary School, Llangewydd Junior School and Bryntirion Primary School as well as on a local bus route into the centre of Bridgend town centre.

ENTRANCE (8' 8" x 3' 10") or (2.64m x 1.16m)

Via PVCu part glazed door into porch finished with polystyrene tiled ceiling, emulsioned walls, PVCu window overlooking the rear aspect and one overlooking the side, skirting and fitted carpet. Wooden part glazed door leading into kitchen.

KITCHEN (15' 2" x 8' 9") or (4.62m x 2.67m)

Emulsioned and papered ceiling, fluorescent ceiling light, coving, papered walls, PVCu window overlooking the front of the property with mountain views and further window overlooking the side of the property both with fitted blinds to remain, radiator, skirting and fitted carpet. A range of wall and base units with complementary work surface. Built in fridge/freezer. Electric oven and grill. Electric hob with overhead extractor fan. White one and a half bowl sink and drainer with cream mixer tap. Space for washing machine. Vaillant combination boiler. Door leading to inner hallway.

INNER HALLWAY

Polystyrene tiled ceiling, centre light, coving, emulsioned walls, skirting and fitted carpet. Doors leading off.

LOUNGE (15' 5" x 11' 0") or (4.69m x 3.35m)

Emulsioned and papered ceiling, centre light, coving, emulsioned and papered walls, large PVCu window overlooking the front of the property with fitted Venetian blinds to remain, two wall lights, radiator, gas fire set on marble hearth, backplate and wooden fire surround, skirting and fitted carpet.

RECEPTION 2/BEDROOM 3 (14' 9" x 9' 3") or (4.50m x 2.83m)

Polystyrene tiled ceiling, centre light, coving, emulsioned walls, PVCu window overlooking the rear garden with fitted blinds and curtain pole to remain, radiator, built in storage cupboard, skirting and fitted carpet.

DOWNSTAIRS SHOWER ROOM (6' 8" x 5' 7") or (2.02m x 1.70m)

Emulsioned ceiling, centre light, marble effect respatex walls, chrome towel rail, frosted PVCu window overlooking the side of the property and tile effect vinyl flooring. Three piece suite comprising vanity WC, vanity sink unit with chrome mixer tap and large walk in shower with glass screen and wall mounted chrome waterfall shower.

DINING ROOM (10' 2" x 9' 8") or (3.09m x 2.95m)

Polystyrene tiled ceiling, centre light, coving, part emulsioned/ part papered walls, skirting, radiator, PVCu door leading out to the rear garden with fitted Venetian blinds and curtain pole to remain, radiator and fitted carpet. Stairs leading to first floor.



FIRST FLOOR LANDING

Via stairs. Textured ceiling, centre light, smoke alarm, papered walls, skirting and fitted carpet. Doors leading off.

SHOWER ROOM (5' 1" x 4' 8") or (1.56m x 1.42m)

Textured ceiling, centre light, fully tiled walls with decorative border tile, PVCu frosted glazed window overlooking the side of the property and slate effect tiled flooring. Three piece suite comprising WC, pedestal wash hand basin with chrome mixer tap and single shower cubicle with plastic shower screen and wall mounted chrome shower.

BEDROOM 1 (16' 7" x 10' 4") or (5.05m x 3.14m)

Textured ceiling, centre light, emulsioned walls, radiator, storage cupboard, large PVCu window overlooking the front of the property with fitted Venetian blinds and curtain pole, skirting and fitted carpet.

BEDROOM 2 (14' 11" x 10' 6") or (4.55m x 3.19m)

Textured ceiling, centre light, emulsioned walls, PVCu window overlooking the rear garden with fitted blinds and curtain pole to remain, radiator, skirting and fitted carpet.

OUTSIDE

Rear garden bounded by low block wall, patio area ideal for garden furniture, area laid to lawn with an enclosed decking area and raised bed. Side gated access to the front of the property.

The front is bounded by dwarf block wall, outside tap, pressed concrete block paving effect driveway for parking approx four cars, laid to lawn area with decorative bark border.


GARAGE (18' 3" x 10' 8") or (5.57m x 3.26m)

Up and over door. Power in stalled. PVCu courtesy door. Window to the side and rear.

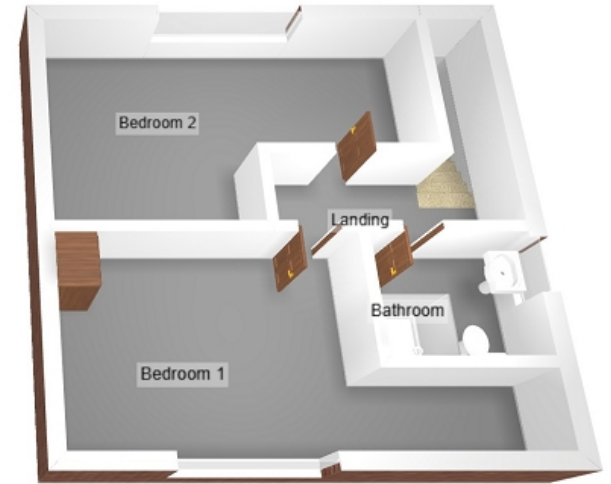


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(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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