



Merlin Crescent, £230,000

- Extended 3 bedroom traditional Bungalow
- Garage and Driveway
- Modernised and well-presented throughout
- Council Tax Band C
- Close to local schools and amenities
- EPC Rating: D



3 1 1



About the property

Located in the sought-after area of Cefn Glas, Bridgend, this traditional semi-detached bungalow has been extended to provide generous and flexible living accommodation, conveniently arranged on one level. Set within easy reach of local schools, shops and amenities, and just a short drive from Bridgend Town Centre, the property combines comfort with an excellent location.

The accommodation comprises a spacious lounge, well-proportioned kitchen, and three bedrooms, offering adaptable space ideal for families, downsizers, or those seeking single-storey living. The extension enhances the layout, creating a versatile and comfortable home.

Externally, the property benefits from front and rear gardens, a private driveway, and a garage, providing excellent parking and storage solutions.

This desirable bungalow offers significant potential and viewing is highly recommended to appreciate the space, setting, and opportunity on offer.





Accommodation

Entrance Hall

Lounge - 14' 8" max x 10' 10" max (4.47m max x 3.30m max)

Bedroom 3/Reception - 14' 6" max x 9' 5" max (4.42m max x 2.87m max)

Kitchen - 9' 11" x 7' 3" (3.02m x 2.21m)

Bedroom One - 10' 11" plus door recess x 9' 11" (3.33m plus door recess x 3.02m)

Bedroom Two - 9' 10" x 6' 11" (3.00m x 2.11m)

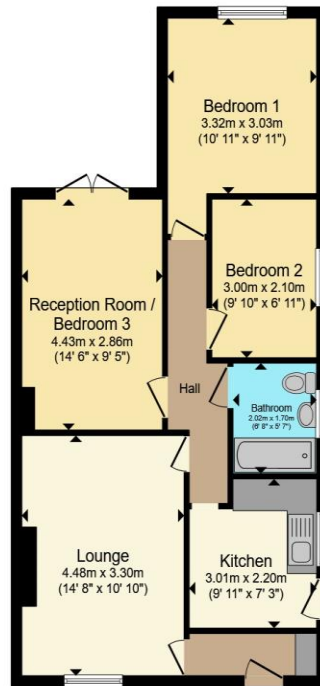
Bathroom

Garage

01656 657201

bridgend@peteralan.co.uk

Floorplan



Total floor area 64.3 m² (692 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let