



Merlin Crescent, offers over £220,000

- Three well-proportioned bedrooms
- Gated driveway with tandem parking
- Converted garage with flexible use
- Council Tax Band C
- Close to schools, shops, and amenities
- EPC Rating: C



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About the property

Spacious & Versatile Three-Bedroom Dormer Bungalow - Merlin Crescent, Cefn Glas, Bridgend

Situated in the highly sought-after location of Merlin Crescent, Cefn Glas, this well-presented and extended three-bedroom semi-detached dormer bungalow offers spacious and versatile living accommodation, ideal for a range of buyers.

Set behind a gated frontage, the property features tandem off-road parking and benefits from a garage conversion, which provides excellent flexibility as a home office, gym, or even a fourth bedroom if desired. The accommodation is generously proportioned throughout, offering a comfortable and practical layout for modern family living with a modern open plan Kitchen/Diner.

To the front, a well-maintained lawned garden adds curb appeal, while to the rear, a spacious enclosed garden provides a private outdoor retreat-perfect for relaxing or entertaining.

This attractive home is conveniently located just a short walk from local schools, shops, and everyday amenities. With excellent transport links to the M4 corridor and easy access to Porthcawl and Pyle, this is an ideal location for commuters and families alike.

Viewing is highly recommended to fully appreciate the space, setting, and potential this fantastic bungalow has to offer.



Accommodation

Entrance Hall

7' 9" max x 11' 8" max (2.36m max x 3.56m max)

Bathroom

Bedroom Three

Living Room

8' x 8' 4" (2.44m x 2.54m)

10' 2" x 18' 4" (3.10m x 5.59m)

Kitchen/Diner

13' 9" x 18' (4.19m x 5.49m)

Reception Room

8' 10" x 16' 8" (2.69m x 5.08m)

Utility

8' 9" x 6' 4" (2.67m x 1.93m)

First Floor

Landing

Bedroom One

16' 2" x 9' 10" (4.93m x 3.00m)

Bedroom Two

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Floorplan



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