



hrt
herbert r thomas

33 Merlin Crescent, Bridgend

Bridgend

£189,950

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Bridgend

From the Bridgend office, follow Derwen Road to the dual carriageway and bear left. Follow the dual carriageway to the roundabout taking the first left. Cross into the right hand side and bear right at the lights onto Park Street. Follow the road taking the next right onto St Leonards Road. At the T junction turn right onto West Road and follow the road around the corner onto Cefn Glas Road. As the road bends round it will naturally turn into Merlin Crescent where the property will be found on the left hand side as indicated by a for sale board.

Well-presented 2/3-bed semi-detached dormer bungalow in sought-after Cefn Glas. Versatile layout, south-facing garden, driveway, garage. Close to schools, shops, and transport links.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Situated in the highly sought-after residential area of **Cefn Glas**, this well-presented **2/3-bedroom semi-detached dormer bungalow** offers versatile and spacious accommodation, ideal for a range of buyers. Conveniently located within close proximity to **Bryntirion Comprehensive School**, local shops, amenities, and excellent transport links, this property combines comfortable living with a prime location.

Entrance

Enter the property via a composite double-glazed front door, leading directly into the kitchen and providing a warm and welcoming introduction to the home.

Kitchen

The kitchen is fitted with a range of matching wall and base units, offering ample storage and worktop space for everyday family living. Finished with practical vinyl flooring, the room provides designated space for an oven, washing machine, and fridge freezer. A sink with drainer and mixer tap sits beneath a UPVC double-glazed window, allowing natural light to fill the space. A further UPVC double-glazed window to the front aspect enjoys pleasant views over the front garden, creating a bright and airy environment.

Leading from the kitchen, the hallway is laid with attractive wooden flooring and provides access to the living room, family bathroom, and two ground-floor bedroom/multipurpose room, creating a practical and well-balanced layout.

Living Room

The spacious living room is accessed via a wooden door and continues the attractive wooden flooring from the hallway, creating a seamless flow throughout the living accommodation. A feature gas fireplace provides a focal point to the room, while large UPVC double-glazed windows to the front elevation allow an abundance of natural light, creating a bright and welcoming atmosphere.

Family Bathroom

The family bathroom is fitted with a modern three-piece suite comprising a low-level WC, wash hand basin, and a panelled bath with shower overhead. The room benefits from fully tiled walls and practical vinyl flooring, providing both style and ease of maintenance. A UPVC double-glazed window allows plenty of natural light, enhancing the bright and airy feel of the space.

Main Bedroom

The bedroom is a spacious and comfortable room, laid to carpet and enjoying views over the rear garden through a UPVC double-glazed window. The room further benefits from extensive under-eaves storage, offering practical solutions while maintaining valuable floor space.

Bedroom Two

Bedroom Two is a generously sized double bedroom, laid with carpet for comfort and warmth. The room benefits from fitted wardrobes, providing excellent storage while maximising floor space and allowing room for additional furniture such as a vanity desk. A UPVC double-glazed window overlooks the rear garden, creating a pleasant outlook.

Bedroom Three / Multipurpose Room

A versatile additional room, currently offering the flexibility to be used as a third bedroom, home office, hobby room, or additional reception space, with stairs rising to the main bedroom. Laid to carpet and accessed via a wooden door, the room features French doors opening directly onto the rear garden, providing excellent indoor-outdoor living and entertaining opportunities.

Rear Garden

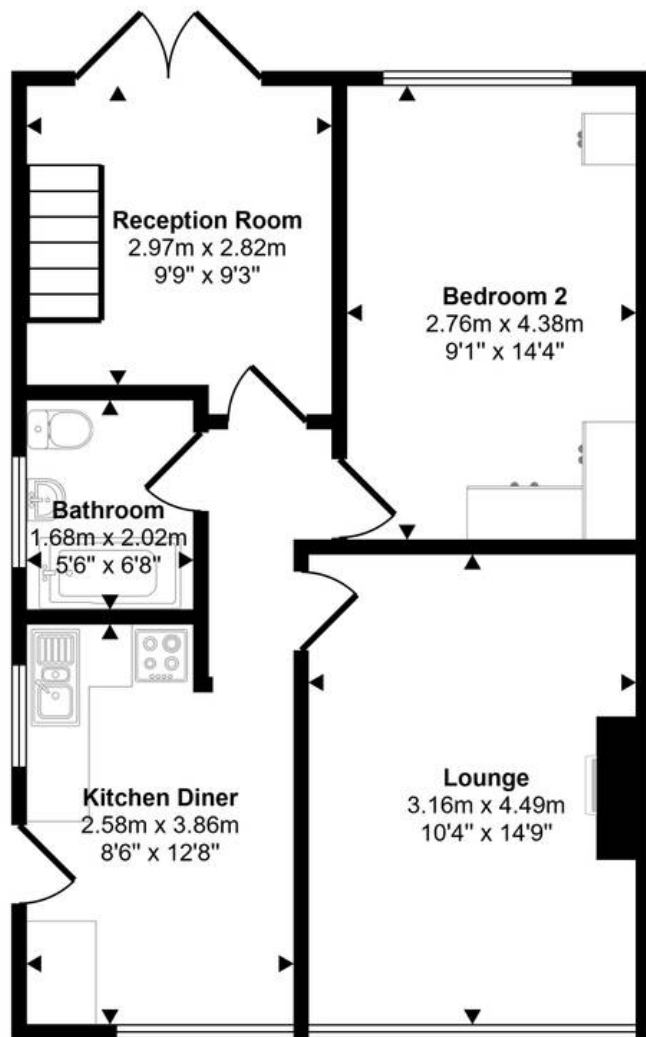
The south-facing rear garden is a standout feature of the property, offering a generous and sociable outdoor space perfect for relaxing, entertaining, and enjoying sunshine throughout the day. Immediately to the rear is a patio area ideal for outdoor dining and seating, while the remainder of the garden is predominantly laid to lawn with an attractive circular patio feature, creating a versatile and family-friendly environment.

Parking & Garage

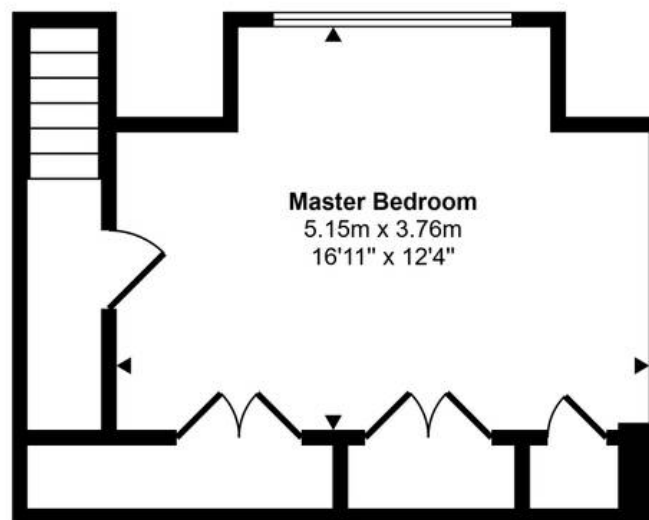




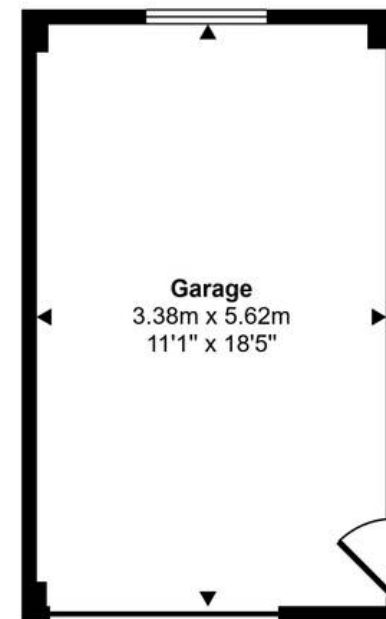
Approx Gross Internal Area
97 sq m / 1048 sq ft



Ground Floor
Approx 53 sq m / 571 sq ft



First Floor
Approx 25 sq m / 272 sq ft



Garage
Approx 19 sq m / 205 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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