



190, Merlin Crescent  
Bridgend, CF31 4QL

Watts  
& Morgan







# 190, Merlin Crescent

Bridgend CF31 4QL

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**£240,000 Freehold**

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A modernised 3 bedroom semi-detached property situated in a popular location in Cefn Glas. Located just a short walk from local schools, shops, amenities and close proximity to Bridgend Town Centre. The property has been modernised by the current owners. Accommodation comprises; entrance hall, lounge, open-plan kitchen/dining room and conservatory. First floor; 2 double bedrooms, 1 single room and a modern shower room. Externally offering a private driveway with off-road parking for numerous vehicles, single garage and a landscaped rear garden.

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## Directions

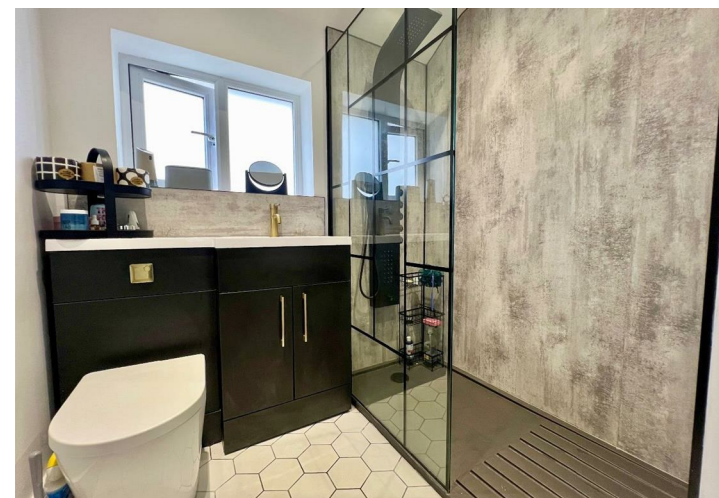
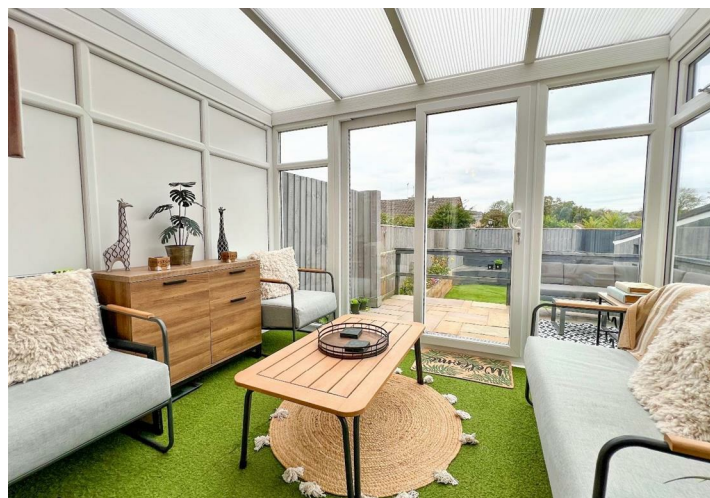
\* Bridgend Town Centre - 2.5 Miles \* Cardiff City Centre - 22.0 Miles \* J36 of the M4 - 3.5 Miles

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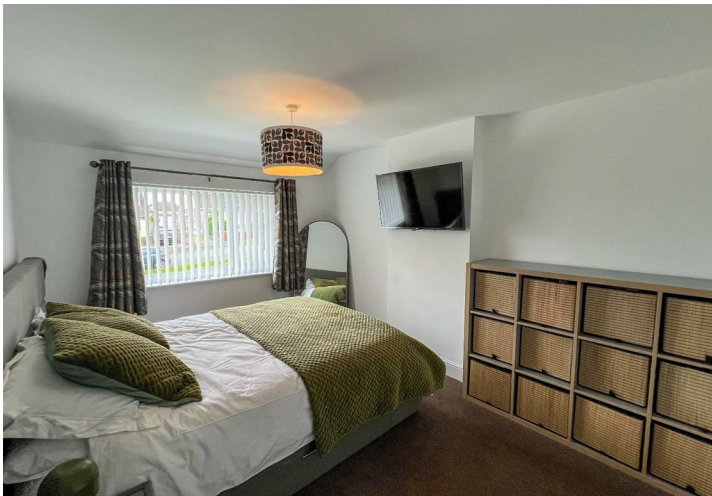
**Your local office: Bridgend**

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a PVC front door with adjacent glazed panel into the entrance hallway with tiled flooring, a carpeted staircase leads up to the first floor and there is an under-stairs storage cupboard.

The living room is a great sized reception room with continuation of tiled flooring and a window to the front. To the rear is the open-plan kitchen/dining room. The kitchen has been fitted with a range of contemporary coordinating wall and base units with complementary work surfaces over. With tiled flooring, tiled splash-backs, a PVC door opening out to the rear garden and a window to the side. Integrated appliances include; oven, grill and 4-ring gas hob with extractor hood over, under-counter fridge, under-counter freezer, a built-in pantry and space is provided for a washing machine. There is ample space for a freestanding dining table and sliding doors open into a conservatory. The conservatory is a great addition offering further living accommodation with windows over-looking the garden and doors opening out to the rear garden.

The first floor landing offers carpeted flooring and there is access to the loft hatch. The loft has boarding, a pull-down ladder, light and skylight. Bedroom One is a double bedroom with carpeted flooring and windows to the front.

Bedroom Two is a second generous double bedroom with carpeted flooring, built-in airing cupboard and a window to the rear. The third bedroom benefits from a built-in storage cupboard, carpeted flooring and a window to the front. The bathroom has been fitted with a 3-piece suite comprising of a walk-in shower with a thermostatic shower head, WC and a wash hand basin set within vanity unit. With tiled flooring, panelling to the walls, spotlighting and a window to the rear.

### GARDENS AND GROUNDS

Approached off Merlin Crescent, no.190 benefits from an extended driveway with off-road parking for numerous vehicles leading down to the single garage with power supply. To the rear is a fully enclosed landscaped garden with spacious patio area; perfect for outdoor furniture. The remainder is laid with artificial grass with a bespoke built-in seating area and decorative flower borders.

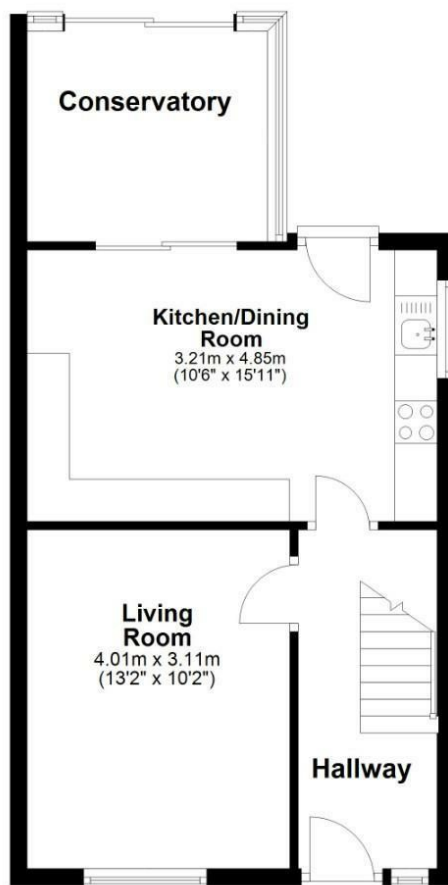
### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'C'.



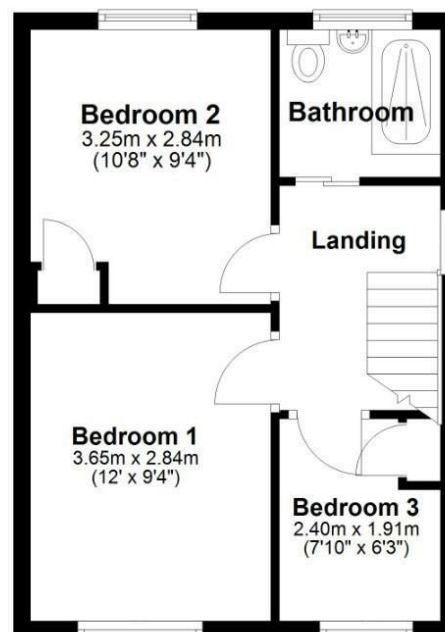
## Ground Floor

Approx. 42.9 sq. metres (461.9 sq. feet)

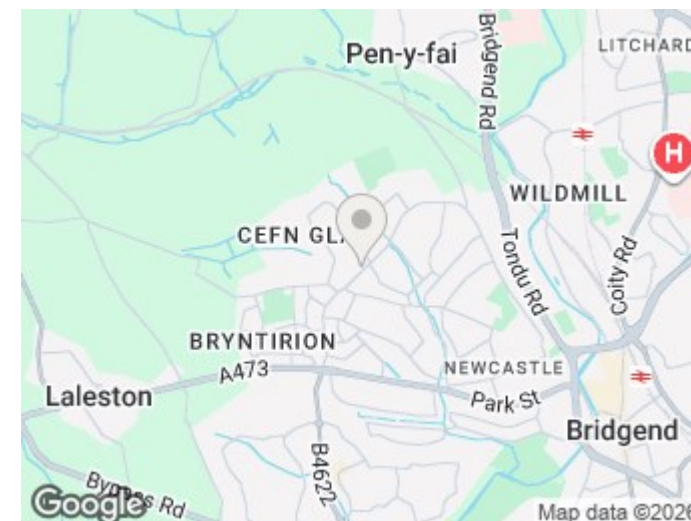


## First Floor

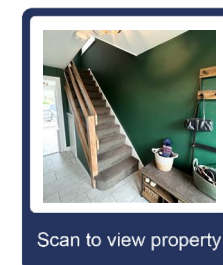
Approx. 34.0 sq. metres (365.8 sq. feet)



Total area: approx. 76.9 sq. metres (827.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	82
England & Wales		EU Directive 2002/91/EC







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