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GOLD WINNER

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The Telegraph



3 Merlin Crescent, Bridgend, Bridgend County. CF31 4QW



PETER MORGAN

Offers In Region Of **£175,000**

Main Features

- 2 double bedrooms
- Traditional semi detached bungalow
- Occupying a corner plot
- 3-4 car driveway and garage
- South West facing rear garden
- Convenient for local schools, shops and bus link. The M4 is within 3.5 miles at Junction 36 (Sarn)
- Gardens to front, side and rear
- uPVC double glazing and Combi gas central heating
- Offered for sale with vacant possession
- Council Tax Band: C. EPC: D

General Information

2 DOUBLE BEDROOM TRADITIONAL SEMI DETACHED BUNGALOW OCCUPYING A CORNER PLOT WITH 3-4 CAR DRIVEWAY, GARAGE, SOUTH WEST FACING REAR GARDEN AND MORE!

Situated in a convenient location, ideal location for families or first time buyer. Approximately 1 mile from Bridgend Town Centre. Convenient for local schools, shops and bus link. The M4 is within 3.5 miles at Junction 36 (Sarn).

This home has accommodation comprising porch, lounge, inner hallway, kitchen/ breakfast room, wetroom, 2 double bedrooms and side hallway. Externally there are gardens to front, side and rear, along with a detached single garage and 3-4 car driveway.

This home benefits from uPVC double glazing and combi gas central heating. Offered for sale with Vacant Possession.

GROUND FLOOR

Porch

uPVC double glazed main entrance door and windows to front and side. Fitted carpet. Glazed internal door to..

Lounge

3 uPVC double glazed windows to front. Wall mounted remote control, electric fire. Radiator. Grey woodgrain laminate flooring. TV connection. Telephone / internet master socket. Wall mounted gas central heating thermostat. Wall and ceiling lights. Mains powered smoke alarm. Glazed internal door to..

Inner Hallway

Grey woodgrain laminate flooring. Built-in storage cupboard. Mains powered smoke alarm. Loft access with pull down ladder, leading to large attic space with combi gas central heating boiler and potential for dorma conversion (subject to planning permission/building regulations).

Kitchen/Breakfast Room

uPVC double glazed window with roller blind to rear. uPVC double glazed door to side hallway. A range of fitted wall mounted and base units finished with cream doors, steel handles and wood effect worktops. Stainless steel sink unit with mixer tap. Laminate flooring. Radiator. Mains powered carbon monoxide detector. Plumbed for washing machine. Space for fridge freezer. Gas cooker point.

Side Hallway

uPVC double glazed doors to front and rear gardens. Laminate flooring. uPVC double glazed entrance door to kitchen.

Wet Room

uPVC double glazed window to rear. Low-level WC and wall mounted hand wash basin with lever taps finished in white. Open shower area with grab rails and seat. Wall mounted electric shower. Fully tiled walls. Nonslip wet room flooring in grey. Floor drain. Extractor fan.

Bedroom 1

Spacious double bedroom with uPVC double glazed window to front. Radiator. Fitted grey carpet. TV connection point.

Bedroom 2

Double bedroom with uPVC double glazed window to front. Radiator. Fitted grey carpet. TV connection point.

EXTERIOR

The property occupies a corner plot, therefore having front side and rear gardens.

Front Garden

Laid to lawn. Variety of ornamental shrubs and trees. Block built boundary wall. Concrete pathway to front door, wrapping around to..

Side Garden

Laid to lawn. Block built boundary wall. Concrete pathway. Driveway parking to side for 3 to 4 cars approximately. Access to main dwelling rear and side entrance doors. Gas meter box. Key safe. Security floodlight.

Detached Garage

Block built. Up and over door. Two uPVC double glazed windows to rear garden.

Rear Garden

South/ West facing, enjoying afternoon and evening sunshine. Laid with concrete and paved patio areas. Concrete pathway. Garden surfaced with decorative stone. Wood fencing.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 1 option 1 or email us at bridgend@petermorgan.net (fees will apply on completion of the mortgage).

Viewings

Strictly By Appointment Only

Utilities

Mains electricity Certified until 4/28, mains water, mains gas tested 5/9/22, mains drainage.

Current council tax banding C

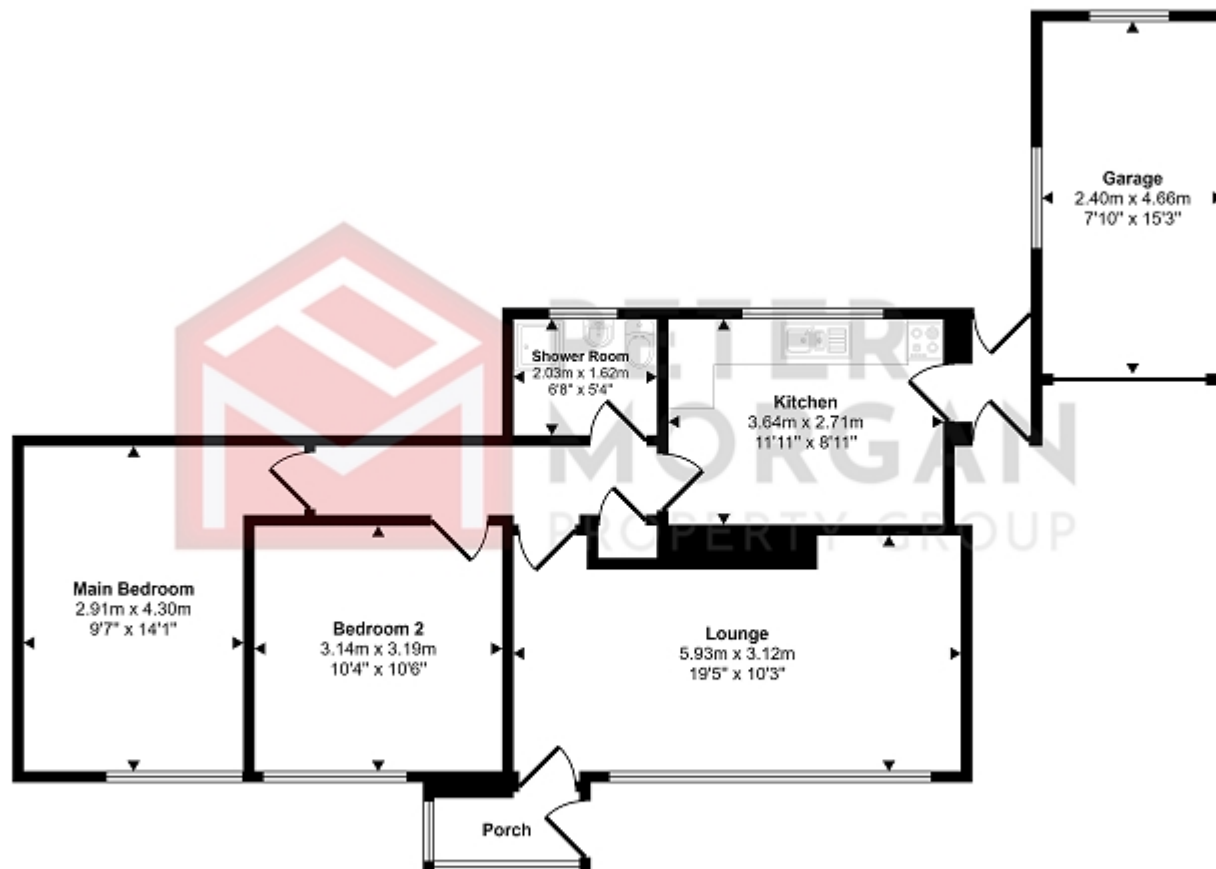
Current heating type Combi

Tenure Freehold






Approx Gross Internal Area
78 sq m / 840 sq ft



Floorplan

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including ?180,000 0% The portion over ?180,000 up to and including ?250,000 3.5% The portion over ?250,000 up to and including ?400,000 5% The portion over ?400,000 ?400,000 up to and including ?750,000 7.5% The portion over ?750,000 up to and including ?1,500,000 10% The portion over ?1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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