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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



45 Merlin Crescent, Cefn Glas , Bridgend, Bridgend County. CF31 4QW



PETER MORGAN

**£175,000**

## Main Features

- 2-3 bedroom semi detached traditional bungalow
- Requires modernisation
- 1-2 reception rooms
- Conservatory
- Kitchen/ Breakfast room
- Approximately 1.5 miles from Bridgend Town Centre
- Convenient for local schools, shops and bus link
- The M4 is within 3.5 miles at Junction 36
- uPVC double glazing and gas central heating
- Council Tax Band: C. EPC:E

## General Information

2 - 3 BEDROOM SEMI DETACHED TRADITIONAL BUNGALOW REQUIRING MODERNISATION.

Situated in a convenient location, approximately 1.5 miles from Bridgend Town Centre. Convenient for local schools, shops and bus link. The M4 is within 3.5 miles at Junction 36 (Sarn).

The property has accommodation comprising porch, hallway, lounge, inner hallway, kitchen/breakfast room, wet room with remote control w.c. three bedrooms, bedroom two used as dining room with door to conservatory.

Externally there is front parking area and side driveway leading to garage. Enclosed Southerly facing rear garden. This home benefits from uPVC double glazing and gas central heating. Offered for sale with vacant possession.

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## GROUND FLOOR

## Porch

uPVC double glazed windows to front and side. uPVC main entrance door. uPVC clad ceiling. Carpet. uPVC double glazed internal entrance door to...

## Hallway

Carpet. Coat rail. Glazed door to...

## Lounge

uPVC double glazed window with vertical blind to front. Stone feature fireplace with gas fire with back boiler, wood mantle and shelving. Radiator. Fitted carpet. TV connection cable. Telephone point. Glazed door to..

## Inner Hallway

Loft access. Radiator. Carpet. Telephone point.

## Kitchen/Breakfast Room

uPVC double glazed window and door to side. A range of fitted wall mounted and base units. 1 1/2 bowl composite sink unit with mixer tap. Tiled splashbacks. Tiled floor. Radiator. Plumbed for washing machine. Stainless steel integral oven, grill, hob and extractor hood. Store cupboard housing gas and electric meters and fridge freezer.

## Wet Room

uPVC double glazed window to side Geberit remote control W.C, wall mounted hand wash basin, shower enclosure with electric shower, retractable seat and grab rails. Tiled walls. Wetroom style nonslip flooring with floor drain. Radiator. Extractor fan.

## Bedroom 1

uPVC double glazed window to rear. Radiator. Fitted wardrobes. Carpet.

## Bedroom 2

uPVC double glazed window to side. Radiator. Carpet.

## Bedroom 3/ Optional Dining Room

uPVC double glazed door with matching full length side panel to conservatory. Carpet. Radiator.

## Conservatory

uPVC double glazed windows to sides and rear. uPVC double glazed doors to rear garden and driveway. Brick base. Polycarbonate roof. Tiled floor.

## EXTERIOR

### Front Garden & Driveway

Laid with block paving and providing parking for up to 5 cars (approx). Access to front and side entrance doors. Stocked borders.

### Detached Garage

Up and over door to front. Two Internal windows.

## Rear Garden

Southerly facing mature rear garden, laid with turf and decorative stone covered. A variety of shrubs and trees. Garden shed. Wood fencing. Steps with handrail leading to rear entrance door to main dwelling.

## 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 or email us at [bcb@petermorgan.net](mailto:bcb@petermorgan.net) (fees will apply on completion of the mortgage).

## Viewings

Strictly By Appointment Only

## Utilities

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** C

**Current heating type** Gas

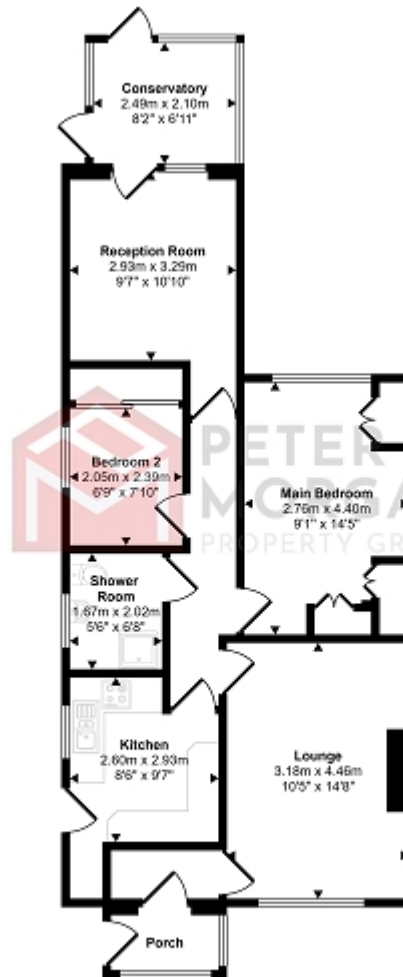
**Tenure** Freehold








Approx Gross Internal Area  
72 sq m / 778 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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