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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
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**The Telegraph**



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



**£230,000 Offers Invited**

## Main Features

- Traditional semi detached bungalow
- Fully modernised and well presented
- 2 double bedrooms
- Fitted Kitchen
- Shower 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 (Sarn)
- Open aspect to front & Southerly facing garden at rear
- uPVC double glazing and combi gas central heating
- Council Tax Band C. EPC:D

## General Information

FULLY MODERNISED AND WELL PRESENTED 2 DOUBLE BEDROOM TRADITIONAL SEMI DETACHED BUNGALOW with front & rear gardens, garage, driveway, replastered walls & ceilings, LED lighting, open aspect to front & Southerly facing at rear.

Situated in a convenient location, ideal location for families or first time buyer. 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).

This home has accommodation comprising hallway, lounge, inner hallway, kitchen, shower room & 2 double bedrooms.

The property benefits from uPVC double glazing, composite double glazed front door, combi gas central heating, CCTV, ring doorbell and is offered for sale with vacant possession

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## GROUND FLOOR

## Hallway

Composite double glazed front door with full length uPVC double glazed side panels. Radiator. Plastered walls and ceiling. Laminate flooring. Hanging rail, coat rail and shelf. Wooden panelled door to

## Lounge

uPVC double glazed semi bay window to front. Fitted vertical blinds. Coal effect electric fire with surround. Plastered walls and ceiling. Coving. Radiator. Internet connection point. Telephone point. Wall mounted 'Hive' heating control. Wood panelled door to

## Inner Hallway

Loft access. Smoke alarm. Plastered walls and ceiling. Laminate flooring. Wood panel doors to all rooms.

## Kitchen

uPVC double glazed window and door to side. Fitted Shaker style kitchen finished with White doors. Wood effect worktops with upstands and tiled splashbacks. Integral electric oven, grill and four ring gas hob. Chimney style extractor hood. Plumbed for washing machine. Space for under counter fridge. Plastered walls and ceiling. Inset ceiling spotlights. Wall mounted electrical consumer unit. Laminate flooring. White panelled colonial style door to airing cupboard housing Combi gas central heating boiler with space for under counter freezer or condensing tumble dryer.

## Shower Room

Two uPVC double glazed windows with roller blinds to side. Fitted three-piece suite in White comprising close couple WC with pushbutton flush, hand wash basin with monobloc tap and tiled splash back set in vanity unit & tiled shower cubicle with mixer shower. Tiled floor. Plastered walls and ceiling. Inset ceiling spotlights.

## Bedroom 1

uPVC double glazed window to rear. Fitted vertical blind. Plastered walls and ceiling. Fitted carpet. Radiator.

## Bedroom 2

uPVC double glazed window to rear. Fitted vertical blind. Plastered walls and ceiling. Fitted carpet. Radiator.

## EXTERIOR

### Front Garden

Laid to lawn. Block built boundary walls and pillar. Three low rising steps with handrail to front door. Ring doorbell & CCTV camera. Concrete driveway for 2-3 cars to side. Water tap. Two steps and handrail to side entrance door with courtesy light. Floodlight.

### Detached Garage

Block built single garage with roller shutter door.

### Rear Garden

Laid with lawn and paved patio. Block built walls and wood fencing. Aluminium framed greenhouse. External light. CCTV camera.

## 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](mailto:bridgend@petermorgan.net) (fees will apply on completion of the mortgage).

## General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

## Viewings

Strictly By Appointment Only

## Utilities

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** C

**Current heating type** Combi

**Tenure** Freehold





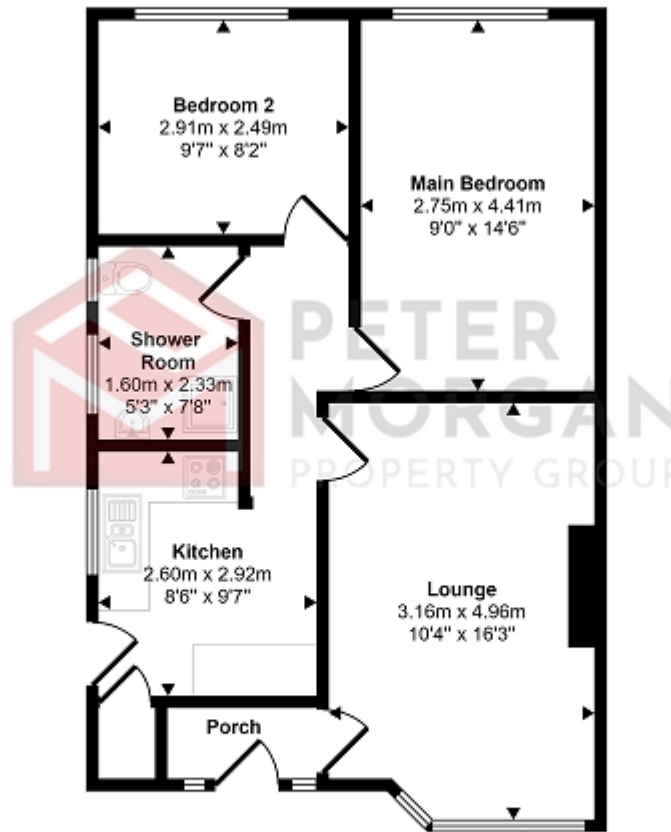








Approx Gross Internal Area  
54 sq m / 581 sq ft



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+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(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 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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