

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



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



**£195,000**

## Main Features

- Fully modernised and well presented
- 2 double bedroom traditional semi detached bungalow
- Generous rear garden
- 3-4 car driveway and garage
- Fully fitted kitchen and modern bathroom
- Fully plastered walls and ceiling
- Opposite Bryntirion Comprehensive school
- Approximately 1.5 miles from Bridgend Town Centre, convenient for shops, schools and transport links. The M4 is within 3.5 miles at Sarn Services
- uPVC double glazing and combi gas central heating
- Council Tax: C. EPC:D

## General Information

FULLY MODERNISED AND WELL PRESENTED 2 DOUBLE BEDROOM TRADITIONAL SEMI DETACHED BUNGALOW WITH GENEROUS REAR GARDEN, 3-4 CAR DRIVEWAY AND GARAGE, FULLY FITTED KITCHEN, MODERN BATHROOM, 2 SETS OF PATIO DOORS TO REAR GARDEN, FULLY PLASTERED WALLS AND CEILING AND MORE!!

Situated in a popular and convenient location for first time buyers, families and mature buyers. Situated opposite Bryntirion Comprehensive School. Approximately 1.5 miles from Bridgend Town Centre, convenient for shops, schools and transport links. The M4 is within 3.5 miles at Sarn Services.

This home has accommodation comprising hallway, lounge/ dining room, inner hallway, fully fitted 'Shaker' style kitchen, fitted modern bathroom and 2 double bedrooms with patio doors to rear garden. The property benefits from uPVC double glazing and combi gas central heating. Please visit our new and improved website for more information.

## GROUND FLOOR

## Hallway

Composite double glazed front door. uPVC double glazed full length side panel. Tiled floor. Plastered walls and ceiling. Vertical panelled door to

## Lounge/Dining Room

uPVC double glazed window to front. Fitted Roman style voiles. Recessed fireplace with slate hearth and alcoves. Laminate flooring. Plastered walls and ceiling. Coving. Designer vertical radiator. Fibre optic Internet, telephone and TV connection, supplied by Virgin Media. Vertical White panelled door to

## Inner Hallway

Plastered walls and ceiling. Smoke alarm. Loft access with loft ladder, leading to attic space with light. Laminate flooring. Radiator. Gas central heating thermostat. White vertical panelled doors to all rooms.

## Kitchen

Fully fitted shaker, style kitchen comprising uPVC double glazed window and door to side. Contemporary fitted wall mounted and base units finished with Oyster wood grain doors, brushed steel handles, illuminated wood effect worktops, tiled splash back, integral oven, eye level combined microwave and grill. Four ring gas hob, stainless steel extractor hood with LED spotlights and lighting. Brushed steel electrical fitments. Plumbed for washing machine. One and a half bowl composite sink unit with mixer tap. Wall mounted Combi gas central heating boiler housed in matching unit. Radiator. Plastered walls and ceiling. Vertical panelled White door to pantry with electrical consumer unit, meter and shelving.

## Bathroom

Fitted contemporary three-piece bathroom suite in White comprising close coupled WC with push button flush and enclosed cistern, wash hand basin with mixer tap set in vanity unit and panel bath with overhead rainstorm shower, hair wash spray & mixer taps. Tiled walls. Tile effect laminate flooring. Chrome heated towel rail. Plastered ceiling with inset spotlights and coving. uPVC double glazed window to side with roller blind.

### **Bedroom 1**

uPVC double glazed French doors to rear garden. Laminate flooring. Vertical design radiator. Plastered walls and ceiling.

### **Bedroom 2**

uPVC double glazed French doors to rear. Vertical designer radiator. Laminate flooring. Plastered walls and ceiling. Papered feature wall.

## **EXTERIOR**

### **Front Garden**

Laid to lawn and decorative stone. Variety of shrubs. Door entrance to main hallway. Gated driveway with parking for up to 4 cars approximately to the side. Door entrance to kitchen.

### **Semi Detached Single Garage**

Single garage with up and over vehicular door to front and uPVC double glazed window to rear.

### **Rear Garden**

Well stocked mature, Southerly facing rear garden, laid with wood deck areas and decorative stone. A variety of plants & shrubs. Water tap. Wood framed summerhouse. External light.

### **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).

### **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

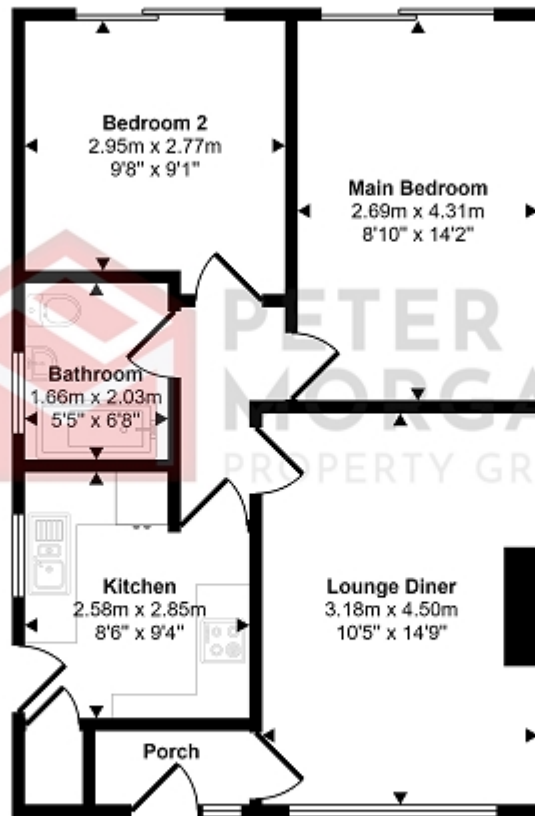
**Tenure** Freehold








Approx Gross Internal Area  
52 sq m / 564 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>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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.

Neath Port Talbot  
Head Office

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

Neath Port Talbot  
Lettings

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

Neath Port Talbot  
Financial Services

financial@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,  
Mid Glamorgan  
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF





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**Bridgend County Branch**  
16 Dunraven Place, Bridgend. CF31 1JD  
bridgendcounty@petermorgan.net  
VAT No : 821850148

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

