

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



93 Merlin Crescent, Bridgend, Bridgend County. CF31 4QN



PETER MORGAN

Offers In Region Of **£200,000**

Main Features

- Extended semi detached traditional bungalow
- 2 Bedrooms (previously 3, bed 3 can be reinstated by adding stud wall)
- Mature front and southerly facing rear garden
- Detached Garage and driveway parking
- Part modernisation required
- Lounge with original wood strip flooring
- 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 links. The M4 is within 3.5 miles at Junction 36
- uPVC double glazing and Combi gas central heating
- Council Tax Band C. EPC:D

General Information

EXTENDED SEMI DETACHED TRADITIONAL BUNGALOW WITH MATURE WELL STOCKED FRONT AND SOUTHERLY FACING REAR GARDENS, GARAGE, DRIVEWAY PARKING. ORIGINALLY 3 BEDROOM, NOW 2 BEDROOM. (Bed 3 can be re instated by opening doorway and erecting a stud partition wall). PART MODERNISATION REQUIRED. OFFERED FOR SALE WITH VACANT POSSESSION.

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 links. The M4 is within 3.5 miles at Junction 36 (Sarn)

The property has accommodation comprising extended hallway, kitchen, inner hallway, lounge with original woodstrip flooring, archway to sitting room, bathroom and two bedrooms.

The property has uPVC double glazing and Combi gas central heating. Visit our new and improved website for more information.

GROUND FLOOR

Hallway

Front door. uPVC double glazed windows to sides. Roller blinds. Radiator. Fitted carpet. Telephone point. Coving. Open square archway to..

Kitchen

uPVC double glazed window to side. Roller blind. A range of wall mounted and base units. One and a half stainless steel sink unit with mixer tap. Integral oven, grill, hob and extractor hood. Space for fridge freezer. Plumbed for washing machine. Built-in cupboard housing Combi gas central heating boiler, electric and gas meters. Electrical consumer unit. Cushion flooring. Glazed door to..

Inner Hallway

Original wood strip flooring. Radiator. Wall mounted, gas central heating thermostat. loft access. Coving pinewood panel doors to bedrooms and bathroom glazed door to..

Lounge

uPVC double glazed window to front vertical blind. Electric fire with surround marble half. Original wood strip flooring. Radiator. Wall and ceiling lights. Coving archway to..

Sitting Room

Originally a double bedroom. Could be reinstated by erecting a stud partition wall and opening up a doorway to the inner hall. Aluminium double glazed patio doors with vertical blinds to rear garden. Radiator. Carpet. Coving. Airing cupboard with radiator and slatted shelves.

Bathroom

uPVC double glazed window to side. Roller blind. Three piece bathroom suite in white comprising close coupled WC with pushbutton flush, pedestal hand wash basin with monobloc tap, shower bath with mixer tap and overhead mixer shower. Curved glass screen. Fully tiled walls. Tile effect laminate flooring. Vanity mirror with light. Radiator. Extractor fan. Inset ceiling spotlights.

Bedroom 1

uPVC double glazed window to rear. Venetian blind. TV connection. Radiator. Carpet. Coving.

Bedroom 2

uPVC double window to side. Vertical blind. Radiator. Fitted carpet. Coving.

EXTERIOR

Front Garden

Mature front garden with decorative stone box hedging planted border. Variety of shrubs. Courtesy light to front door. Driveway to side with parking for approximately 4 to 5 cars. Water tap. Gate access to rear garden.

Detached Single Garage

A bundle vehicle door to front. Window to rear. Electric supply.

Rear Garden

Laid with paved patio areas. Box hedging. Stocked planting beds. Greenhouse. Garden shed. Outside PowerPoint. Mature well stocked garden. Variety of shrubs plants and ornamental trees.

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 (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

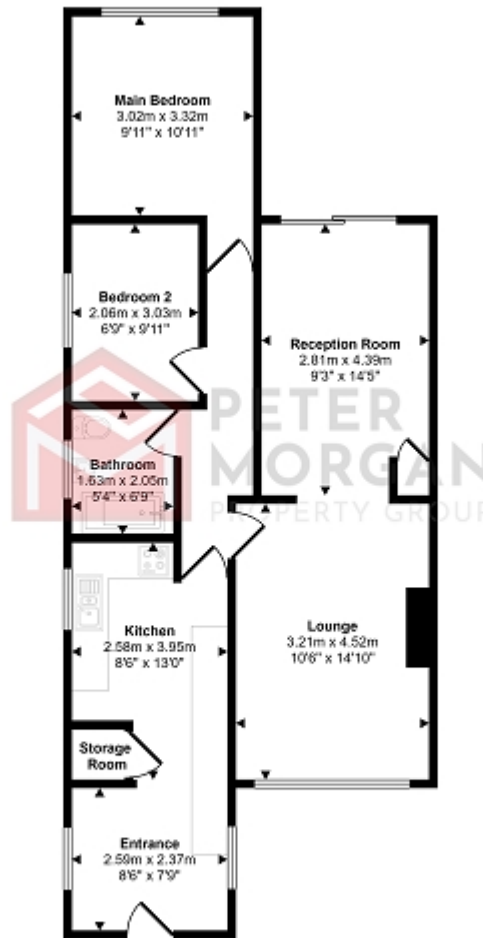
Tenure Freehold








Approx Gross Internal Area
71 sq m / 769 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+) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(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 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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



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