

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



174 Merlin Crescent, Bridgend, Bridgend County. CF31 4QJ



£200,000

Main Features

- Well present 3 bedroom semi detached home
- Modern kitchen and shower room
- Open plan lounge/ dining room
- Gardens to front and rear and 3-4 car driveway
- Indoor/ outdoor living
- 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)
- uPVC double glazed and Combi gas central heating
- Council Tax Band:C. EPC:D

General Information

WELL PRESENTED 3 BEDROOM SEMI DETACHED HOME WITH MODERN KITCHEN AND SHOWER ROOM, 3-4 CAR DRIVEWAY, OPEN PLAN LOUNGE/ DINING ROOM, INDOOR/ OUTDOOR LIVING AND MORE!!

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 accommodation comprises hallway, lounge/ dining room, fitted kitchen, first floor landing, family shower room and 3 bedrooms. Gardens to front and rear and 3-4 car driveway.

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

uPVC double glazed front door with matching side panel. Wood effect tiled floor. Radiator. Plastered walls and ceiling. Smoke alarm. Understairs recess. Spindled and carpeted staircase to 1st floor. Colonial style panelled door to..

Lounge

uPVC double glazed window with Venetian blind to front. Radiator. Wood effect tiled floor. Electric pebble effect fire with wood surround and marble hearth. Illuminated alcoves. Plastered walls and ceiling. Virgin media TV and fibre optic broadband connection. Open square archway to..

Dining Room

New uPVC double glazed patio doors to rear garden. Wood effect tiled floor. Plastered walls and ceiling. Radiator. Open door to..

Kitchen

Double aspect with uPVC double glazed windows to side & rear. Fitted shaker style kitchen finished with white doors and black handles. Wood effect worktops with upstands. Tiled splashback. White porcelain bowl style sink with monobloc tap. Plumbed for washing machine. Integral oven, grill, induction hob, extractor hood and fridge freezer. Wood effect tiled floor. Plastered walls and ceiling. Smoke alarm.

FIRST FLOOR

Landing

uPVC double glazed window to side. Balustrade with spindles. Fitted carpet. Radiator. Plastered walls and ceiling. Loft entrance. White colonial style panelled doors to bedrooms and..

Shower Room

uPVC double glazed window to rear. Fitted three-piece suite in white comprising close coupled WC with push button flush and wash basin with mono bloc tap set in vanity unit, double shower cubicle with mixer rainstorm shower and hair wash spray. Tiled walls and floor. Chrome heated towel rail. Plastered ceiling. Extractor fan.

Bedroom 1

uPVC double glazed window to front. Venetian blind. Fitted carpet. Plastered walls and ceiling.

Bedroom 2

uPVC double glazed window to rear. Venetian blind. Fitted carpet. Airing cupboard housing wall mounted Combi gas central heating boiler with wireless thermostat and timer controls. Radiator. Plastered walls and ceiling.

Bedroom 3

uPVC double glazed window to front. Venetian blind. Fitted carpet. Radiator. Plastered walls and ceiling.

EXTERIOR

Front Garden

Tiered front garden laid with decorative stone, planting bed, brick and block boundary walls. Concrete pathway. Outer porch to front door. Driveway to side with parking for 3 to 4 cars. Security light.

Rear Garden

Laid to paved patio. Concrete patio hardstanding and lawn. Block built boundary walls. Water tap. External double power point.

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

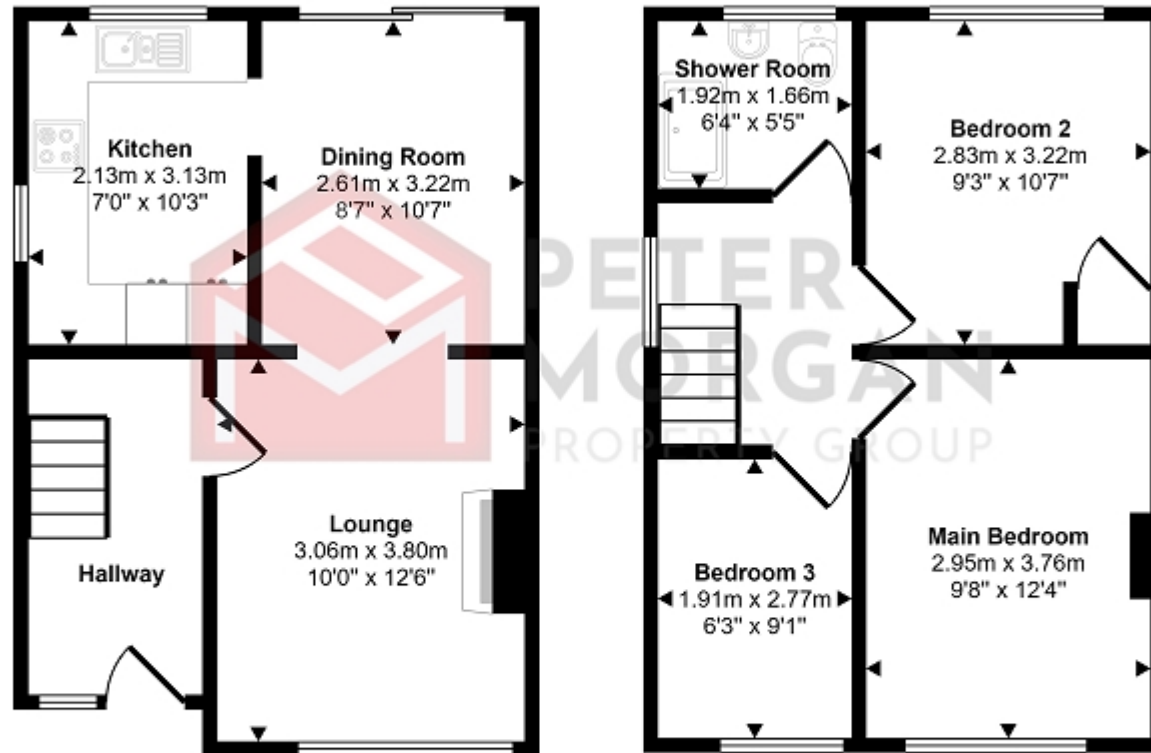
Tenure Freehold







Approx Gross Internal Area
70 sq m / 748 sq ft




Ground Floor
Approx 34 sq m / 368 sq ft

First Floor
Approx 35 sq m / 380 sq ft

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	61	
(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.

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



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



PETER MORGAN

POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

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

www.petermorgan.net
03300 563 555

