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 PETER MORGAN  
PROPERTY GROUP

**176 Merlin Crescent, Bridgend, South Glamorgan. CF31 4QJ**



**PETER MORGAN**

**£199,950**



## Main Features

- Semi detached 3 bedroom house
- Fitted kitchen/ dining room
- First floor bathroom
- Lounge
- Front and rear gardens and off road parking
- 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)
- uPVC double glazing and combi gas central heating
- Council Tax Band: C. EPC: C

## General Information

3 BEDROOM SEMI DETACHED HOME WITH MODERN FAMILY BATHROOM, LANDSCAPED FRONT AND REAR GARDENS WITH OFF ROAD PARKING.

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 lounge, fitted kitchen/ dining room, first floor landing, family bathroom and 3 bedrooms. Gardens to front and rear plus driveway. The property benefits from uPVC double glazing and combi gas central heating.

## GROUND FLOOR

## Lounge

Composite front door with glazed side panel. uPVC double glazed window to front. Staircase leading to first floor with understairs storage. Plastered walls and ceiling with inset spotlights. Solid wood flooring. Feature fire place surround. Radiator.

## Kitchen / Dining Room

uPVC door to side. Patio door and uPVC window to rear. Plastered walls and ceiling with inset spotlights. Painted kitchen units with wood effect laminate worktops. Tiled splashback. Integrated electric oven, gas hob and chimney style extractor hood. Space for dishwasher and washing machine. Stainless steel sink unit. Tiled floor. Radiator.

## FIRST FLOOR

### Landing

uPVC double glazed window. Plastered walls and ceiling. Fitted carpet.

### Bathroom

uPVC double glazed window. Tiled walls. PVC clad ceiling. Three piece suite comprising 'P' shape bath with shower screen, mixer rainfall shower and mixer tap, pedestal hand wash basin and close coupled w.c. Tiled floor. Chrome towel radiator.

### Bedroom 1

uPVC double glazed window. Plastered walls and ceiling with inset spotlights. Fitted carpet. Radiator.

### Bedroom 2

uPVC double glazed window. Plastered walls and ceiling. Fitted carpet. Storage cupboard housing combi gas central heating boiler. Radiator.

### Bedroom 3

uPVC double glazed window. Plastered walls and ceiling. Fitted carpet. Radiator.

### EXTERIOR

#### Front Garden

Block paved parking area. Laid to lawn. Steps leading to front door. Gated side access to rear.

#### Rear Garden

Side access to front. 2 tier garden laid to paved patio area with steps leading to concrete pathway. Laid to 2 lawned areas. Part block walls and wooden fencing.

### 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



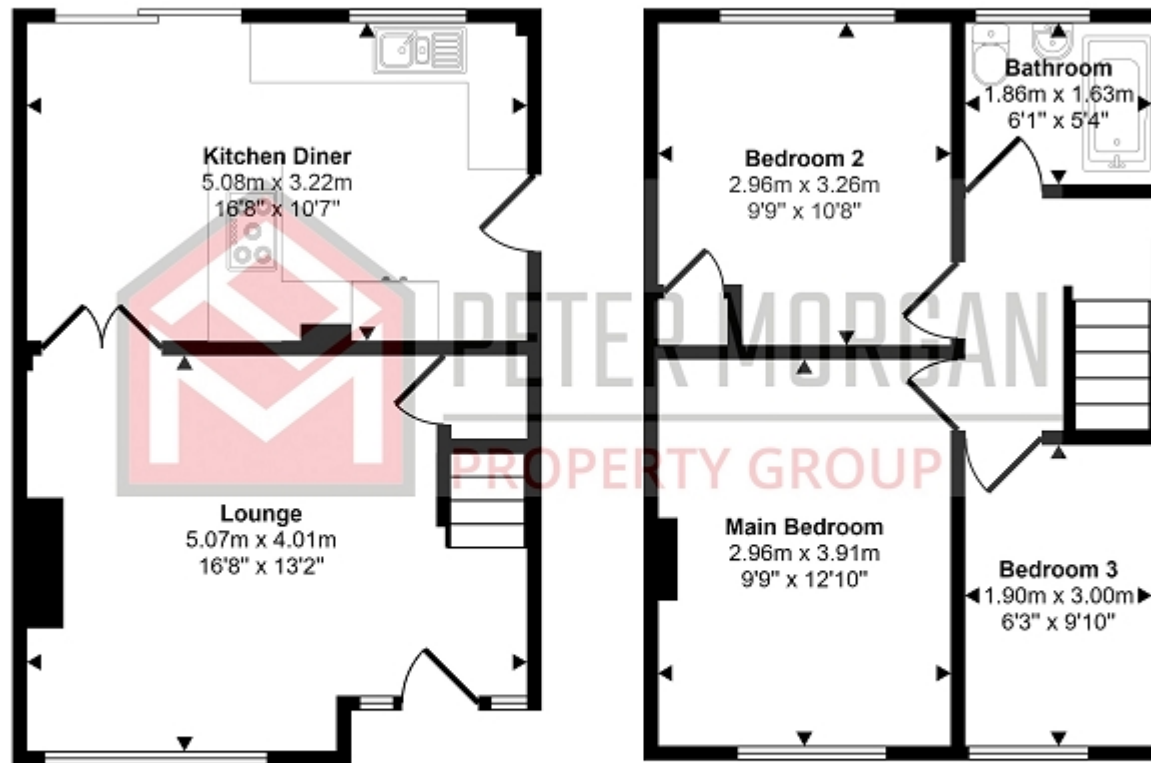








Approx Gross Internal Area  
73 sq m / 783 sq ft



Ground Floor  
Approx 36 sq m / 391 sq ft

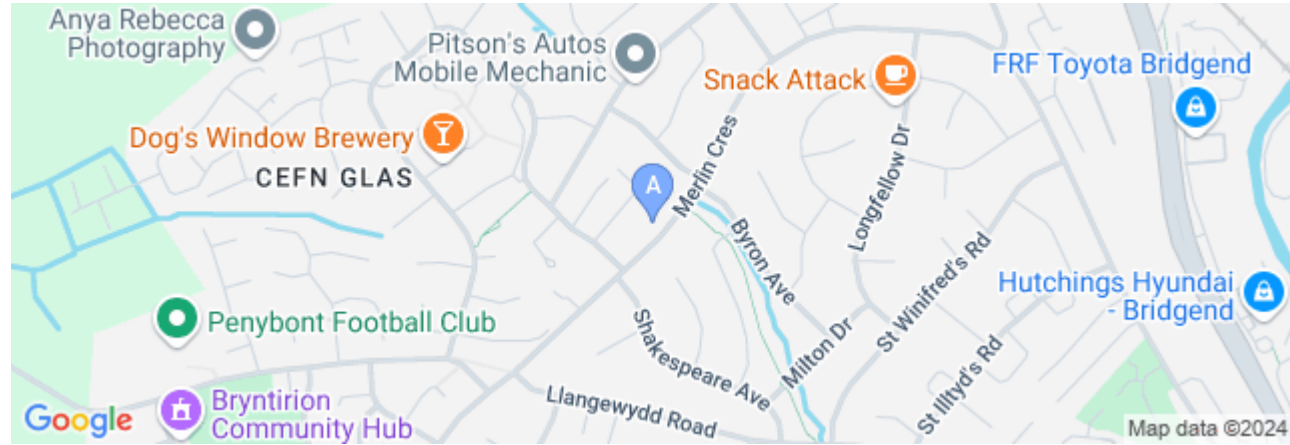
First Floor  
Approx 36 sq m / 392 sq ft

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.

# 176 Merlin Crescent, Bridgend, South Glamorgan. CF31 4QJ

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(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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# PETER MORGAN



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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



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

## Bridgend County Branch

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