

Payton  
Jewell  
Caines



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

£210,000



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

Beautifully presented two bedroom semi detached bungalow comprising entrance porch, lounge, kitchen, two bedrooms, family bathroom, single GARAGE, good sized plot to the rear and OFF ROAD PARKING. Viewing highly recommended.

£210,000 - Freehold

- Immaculately presented bungalow
- Gas combination boiler
- Convenient location
- Enclosed rear garden
- Garage/ Off road parking
- EPC - D , Council tax band - C



## DESCRIPTION

Introducing this immaculately presented and maintained two bedroom semi detached bungalow with a recently fitted modern kitchen, gas fired combination boiler, good sized rear garden with garage. Ideally located for Bryntirion Secondary School, Llangewydd Court and Bryntirion Primary School as well as on a local bus route into the centre of Bridgend town centre. The property is sold with integrated appliances in the kitchen and viewing is highly recommended.

## ENTRANCE PORCH

Via part frosted glazed composite door with PVCu frosted glazed side panel. Emulsioned ceiling, centre pendant light, emulsioned walls, tiled flooring with matching up stand skirting. Space for shoes and coats. Door to lounge

## LOUNGE (14' 11" x 10' 5") or (4.54m x 3.18m)

Emulsioned and coved ceiling, pendant light, emulsioned walls, feature chimney breast with electric fire and slate hearth, vertical radiator, large PVCu double glazed window overlooking the front of the property, skirting and wood effect laminate flooring. Door leading to inner hallway.

## INNER HALLWAY

Emulsioned ceiling, centre pendant light, smoke alarm, access to loft with pull down ladder and lighting, emulsioned walls, radiator, skirting and a continuation of the laminate flooring. Access to kitchen, two bedrooms and family bathroom.

## KITCHEN (9' 3" x 8' 10") or (2.83m x 2.69m)

Measurements not including the depth of the pantry cupboard. Emulsioned ceiling, pendant light, emulsioned walls with tiling to splash back areas in anthracite subway grey tile, radiator, PVCu double glazed window overlooking the side of the property, frosted PVCu double glazed door leading out to the side of the property, skirting and fitted click lino in a wood effect. A range of wall and base units in a shaker style cream with complementary roll top wood effect work surface. Inset one and a half bowl resin sink with chrome mixer. Space for freestanding washing machine. Integrated appliances to include electric oven, combi microwave oven, under counter fridge and freezer, four ring gas hob with overhead chrome extractor fan. Cupboard housing gas combination boiler. Door to pantry cupboard with shelving and housing electric consumer box.

## BATHROOM (6' 8" x 5' 5") or (2.03m x 1.66m)

Emulsioned and coved ceiling with sunken spot lights, floor to ceiling tiled walls in a white gloss with a centre blue strip, wall mounted chrome towel radiator, frosted PVCu double glazed window overlooking the side of the property and tile effect laminate flooring. Three piece suite comprising vanity WC unit and vanity sink unit with chrome mixer tap and bath with chrome mixer tap and overhead chrome mixer shower.

## BEDROOM 1 (14' 7" x 9' 3") or (4.44m x 2.83m)

Emulsioned ceiling, pendant light, emulsioned walls, wall mounted vertical designer radiator, PVCu double glazed sliding door leading out to the rear garden, skirting and wood effect laminate flooring.

## BEDROOM 2 (10' 7" x 10' 0") or (3.22m x 3.05m)

Emulsioned ceiling, pendant light, emulsioned walls with one feature papered wall, wall mounted vertical designer radiator, PVCu double glazed sliding door leading out to the rear garden, skirting and light grey wood effect laminate flooring.



## OUTSIDE

Enclosed private rear garden with area of wooden deck, area of decorative stone with raised borders with mature shrubs and further decked area to the rear. Outside tap. Summer house to remain. Side access to the front of the property.

Enclosed front garden via hedgerow, small area of laid lawn, area of decorative stone, bedding area. Off road parking for two/three vehicles.

## GARAGE


Traditional up and over door. Power and light installed.

## NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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