



190, Merlin Crescent  
Bridgend, CF31 4QL

Watts  
& Morgan







# 190, Merlin Crescent

Bridgend CF31 4QL

---

**£240,000 Freehold**

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A modernised 3 bedroom semi-detached property situated in a popular location in Cefn Glas. Located just a short walk from local schools, shops, amenities and close proximity to Bridgend Town Centre. The property has been modernised by the current owners. Accommodation comprises; entrance hall, lounge, open-plan kitchen/dining room and conservatory. First floor; 2 double bedrooms, 1 single room and a modern shower room. Externally offering a private driveway with off-road parking for numerous vehicles, single garage and a landscaped rear garden.

---

## Directions

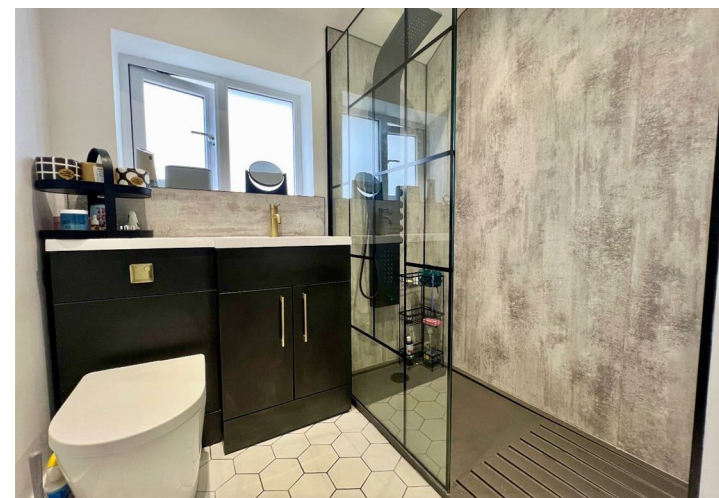
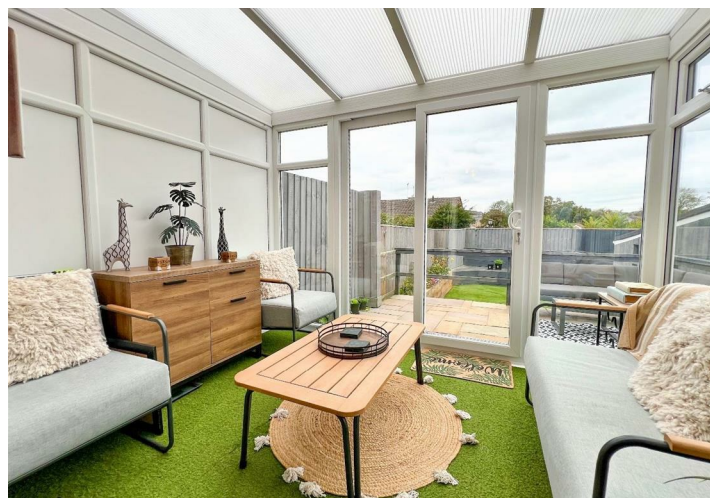
\* Bridgend Town Centre - 2.5 Miles \* Cardiff City Centre - 22.0 Miles \* J36 of the M4 - 3.5 Miles

---

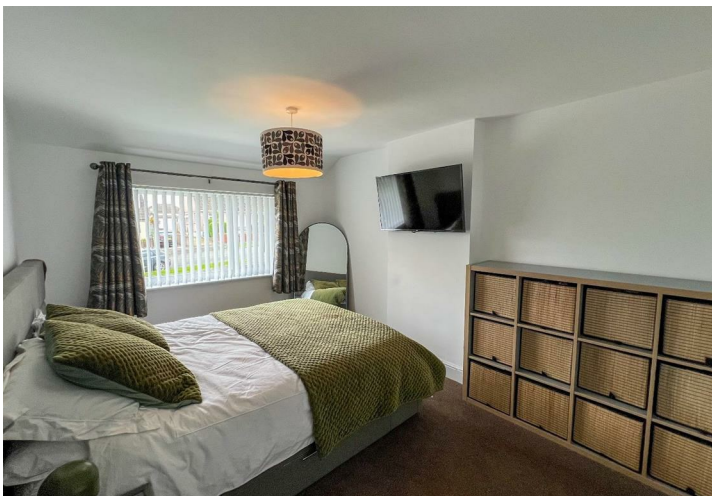
**Your local office: Bridgend**

**T** 01656 644288 (1)

**E** [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)







## Summary of Accommodation

### ABOUT THE PROPERTY

Entered through a PVC front door with adjacent glazed panel into the entrance hallway with tiled flooring, a carpeted staircase leads up to the first floor and there is an under-stairs storage cupboard.

The living room is a great sized reception room with continuation of tiled flooring and a window to the front. To the rear is the open-plan kitchen/dining room. The kitchen has been fitted with a range of contemporary coordinating wall and base units with complementary work surfaces over. With tiled flooring, tiled splash-backs, a PVC door opening out to the rear garden and a window to the side. Integrated appliances include; oven, grill and 4-ring gas hob with extractor hood over, under-counter fridge, under-counter freezer, a built-in pantry and space is provided for a washing machine. There is ample space for a freestanding dining table and sliding doors open into a conservatory. The conservatory is a great addition offering further living accommodation with windows over-looking the garden and doors opening out to the rear garden.

The first floor landing offers carpeted flooring and there is access to the loft hatch. The loft has boarding, a pull-down ladder, light and skylight. Bedroom One is a double bedroom with carpeted flooring and windows to the front.

Bedroom Two is a second generous double bedroom with carpeted flooring, built-in airing cupboard and a window to the rear. The third bedroom benefits from a built-in storage cupboard, carpeted flooring and a window to the front. The bathroom has been fitted with a 3-piece suite comprising of a walk-in shower with a thermostatic shower head, WC and a wash hand basin set within vanity unit. With tiled flooring, panelling to the walls, spotlighting and a window to the rear.

### GARDENS AND GROUNDS

Approached off Merlin Crescent, no.190 benefits from an extended driveway with off-road parking for numerous vehicles leading down to the single garage with power supply. To the rear is a fully enclosed landscaped garden with spacious patio area; perfect for outdoor furniture. The remainder is laid with artificial grass with a bespoke built-in seating area and decorative flower borders.

### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'D'. Council Tax is Band 'C'.



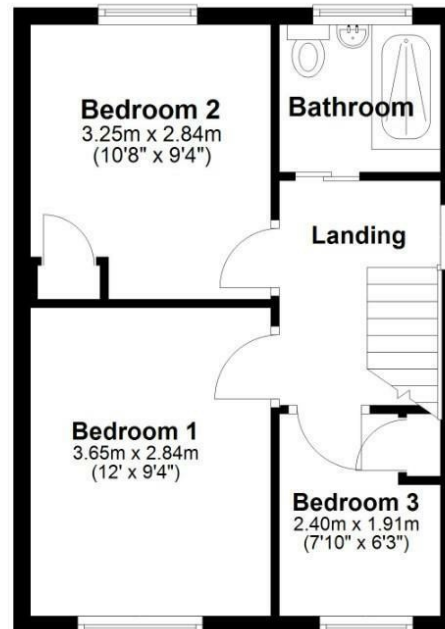
### Ground Floor

Approx. 42.9 sq. metres (461.9 sq. feet)

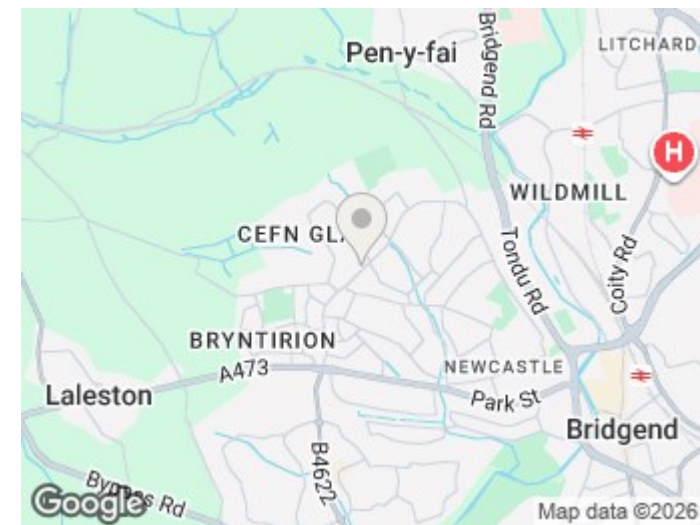


### First Floor

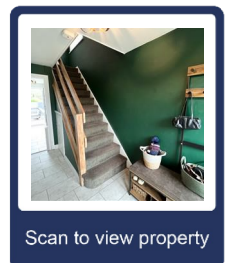
Approx. 34.0 sq. metres (365.8 sq. feet)



Total area: approx. 76.9 sq. metres (827.6 sq. feet)



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 65      | 82                      |
| England & Wales                             |         | EU Directive 2002/91/EC |



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

Follow us on  
[!\[\]\(d66ff64371a51729ac8c1cdaa685ba6f\_img.jpg\)](#) [!\[\]\(0f31ebba7abcd47777e178db26f29705\_img.jpg\)](#) [!\[\]\(63ea948177b1bcc486b2b76d20d5fb69\_img.jpg\)](#)

**Watts  
& Morgan**