



158, Merlin Crescent
Bridgend, CF31 4QJ

Watts
& Morgan



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£200,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A renovated three bedroom semi-detached property situated in a popular location off Merlin Crescent in Bryntirion. Being sold with no onward chain. The property has recently gone under vast renovation and is located within walking distance of Bridgend Town Centre, local schools, shops, amenities and offering great access to Junction 36 of the M4. Accommodation comprises of entrance hall, open lounge/dining room, modern kitchen with all integrated appliances. First floor landing, two double bedrooms, one single bedroom and a modern bathroom. Externally offering a private driveway, single garage and generous enclosed garden.. Chain Free.

Directions

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

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC front door with adjacent glazed panel into the entrance hallway with vinyl tiled flooring, carpeted staircase leads to the first floor and there is an understairs storage cupboard. The open plan lounge/dining room is a great size reception room with vinyl tiled flooring, large window overlooking the front and patio doors opening out to the rear garden. There is ample space for freestanding lounge and dining furniture. The kitchen has been fitted with a modern range of shaker style wall and base units with complementary work surfaces over with tiled splashbacks, vinyl flooring, window to the rear garden and a partly glazed PVC door opening out to the side. Integrated appliances include 4-ring 'Lamona' induction hob with extractor fan, integrated 'Lamona' oven and grill and microwave, there is an integrated fridge freezer, washing machine and dishwasher. The kitchen also benefits from a stainless steel sink with drainer.

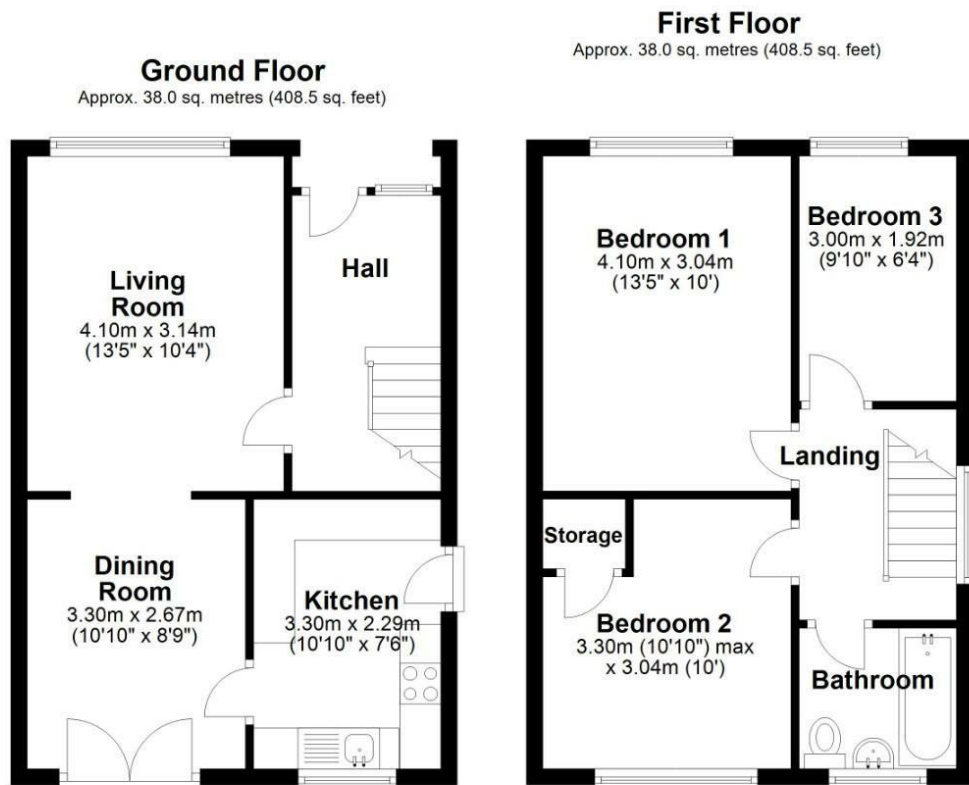
The first floor landing offers carpeted flooring, access to the loft hatch and a window to the side. Bedroom one is a double bedroom with carpeted flooring and windows to the front. Bedroom two is a second double bedroom with carpeted flooring, window to the rear and a built-in storage cupboard housing the 'Vaillant' gas combination boiler. Bedroom three is a comfortable single room with carpeted flooring and window to the front. The bathroom has been fitted with a modern suite comprising of a panelled bath with an overhead thermostatic spa shower with multiple jets and a freehand shower head, WC and wash-hand basin set within a vanity unit with vinyl flooring, tiling to the walls, chrome ladder radiator and window to the rear.

GARDENS AND GROUNDS

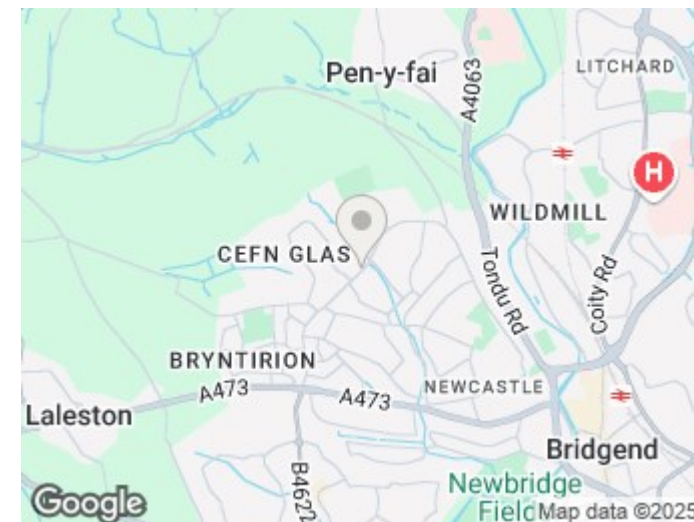
Approached off Merlin Crescent No.158 benefits from a private driveway with off-road parking for 2 vehicles leading down to the single detached garage with manual up and over door, power supply and a further storage area with a side PVC door and window. To the front is a lawned garden enclosed with a picket fence. To the rear is a generous sized enclosed garden with a patio area, section laid with stone chippings and the remainder is laid to lawn.

ADDITIONAL INFORMATION

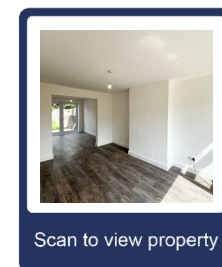
Freehold. All mains services connected. EPC Rating "C". Council Tax Band "C".



Total area: approx. 93.6 sq. metres (1007.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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