



31 Merlin Crescent  
Bridgend, CF31 4QW



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£235,000 Freehold

### 3 Bedrooms : 3 Bathrooms : 3 Reception Rooms

We are pleased to present to the market this spacious 3-bedroom semi-detached Dorma bungalow with fully converted annexe. Situated in the convenient location in Cefn Glas, Bridgend. Within walking distance to Bridgend Town Centre, Newbridge Fields, local schools, and shops. Proximity to Junction 36 of the M4. Accommodation comprises; entrance hallway, open-plan lounge/dining room, conservatory, family bathroom and kitchen. Fully converted annexe including lounge/kitchen, 3-piece bathroom and double bedroom. First floor landing, 2 double bedrooms and 3-piece shower room. Externally enjoying a rear enclosed low maintenance garden with outside shed, private block paved driveway with space for multiple vehicles. EPC Rating; 'D'

#### Directions

- Bridgend Town Centre 1.6 miles
- Cardiff City Centre 21.7 miles
- M4 (J36) 3.2 miles

Your local office: **Bridgend**

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## Summary of Accommodation

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### GROUND FLOOR

Accessed via a uPVC front door leading into the entrance hallway featuring carpeted flooring, the hallway leads into the utility cupboard where plumbing has been provided for multiple appliances and power supply. The entrance hallway leads out to the separate doorway leading into the converted annex. The conservatory features tiled flooring, windows to the rear elevation, a fully glazed door leads out onto the rear garden and sliding doors lead into the open-plan lounge/dining room. The open-plan lounge/dining room features carpeted flooring, windows to the front elevation, windows overlooking the conservatory, exposed ceiling beams and a central fireplace set on a marble hearth with wooden frame. Ample space is provided for freestanding lounge/dining furniture. Also features a bespoke wooden framed bar and provides access to understairs storage. A carpeted staircase leads up to the first-floor landing. The family bathroom has been fitted with a 3-piece suite comprising a panelled bath with over head electric shower, pedestal sink and low-level WC. Further presents tiled walls, vinyl flooring and an obscured uPVC window to the side elevation. The kitchen has been fitted with a range of wall and base units and complementary laminate work surfaces. Integral appliances to remain; oven, grill, and a 4-ring gas hob with extractor fan. Space has been provided for a freestanding fridge/freezer. Further presents partially tiled walls, tiled flooring and 2 windows to the side elevation.

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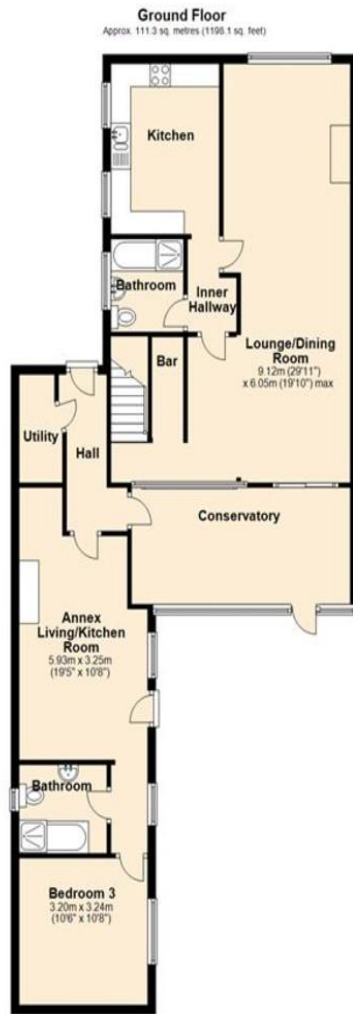


### FIRST FLOOR

The first-floor landing features carpeted flooring and has been fully converted into a Dorma property. Bedroom One is a size double bedroom with carpeted flooring, fitted wardrobes, windows to the front elevation, and leads into the shower room. The en-suite shower room has been fitted with a 3-piece suite comprising; a double walk-in shower cubicle with sliding door, sink set within vanity unit and WC. Further presents obscured uPVC window to the front elevation, fully tiled walls, and tiled flooring. A courtesy door leads out onto the first-floor landing. Also features a large internal storage cupboard housing the second 'Worcester' gas combi boiler.

Bedroom Two is a further double bedroom with carpeted flooring, windows to the rear elevation and a large internal over stairs storage cupboard with built-in shelving.

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Total area: approx. 150.3 sq. metres (1617.8 sq. feet)  
All measurements are approximate and for display purposes only.  
Plan produced using PlanIt.

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.

### ANNEXE

The converted annexe living/kitchen room features vinyl and carpeted flooring, a range of wall and base units and complementary laminate work surfaces. Plumbing has been provided for an appliance. Space for freestanding oven and fridge/freezer. Also features a stainless-steel sink, tiled splash-back and houses the 'Worcester' gas combi boiler. Ample space is provided for freestanding living/dining furniture. Windows to the rear elevation and fully glazed door leading out onto the rear garden. The living/kitchen room leads into the family bathroom. The family bathroom has been fitted with a 3-piece suite comprising, panelled bath with overhead shower, fully tiled walls, tiled flooring, pedestal sink and low-level WC. Also featuring window to the side elevation. The double bedroom has been fitted with carpeted flooring and windows to the side elevation.

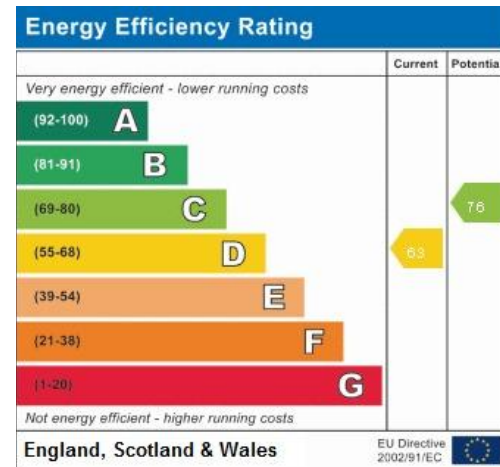
### GARDENS AND GROUNDS

No. 31 is accessed off Merlin Crescent onto a large private block paved driveway with space for multiple vehicles.

To the rear of the property lies a fully enclosed low maintenance garden providing side access into the fully converted annexe.

### SERVICES AND TENURE

All main services connected. Freehold.



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