

FOR  
SALE



35 Merlin Crescent, Bridgend, Mid Glamorgan CF31 4QW

£200,000 - Freehold

Payton  
Jewell  
Caines

8, Dunraven Place, Bridgend, CF31 1JD 01656 654328 [bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)

## PROPERTY SUMMARY

Well presented two bedroom semi detached bungalow comprising entrance porch, lounge/diner, kitchen, two bedrooms and family bathroom. Good sized plot to the rear and off road parking. Viewing highly recommended.

## POINTS OF INTEREST

- Well presented bungalow
- Gas combination boiler
- Enclosed rear garden
- Off road parking
- EPC - D / Council tax band -



## ROOM DESCRIPTIONS

### Entrance

Via part glazed and frosted PVCu door into the entrance hall.

### Entrance Hall

1.43m x 2.27m (4' 8" x 7' 5") Plastered, emulsioned and coved ceiling with inset chrome spot lights, plastered and emulsioned walls, skirting, tiled flooring in grey wood effect and two PVCu double glazed windows overlooking either side and radiator. Arch opening into the kitchen.

### Kitchen

2.62m x 3.97m (8' 7" x 13' 0") Plastered, emulsioned and coved ceiling with inset chrome spot lights, plastered and emulsioned walls with tiling to the splash back areas, skirting and a continuation of the tiled flooring. A range of base and wall units in shaker style gloss white with complementary laminate work tops. Integrated electric oven, four ring gas hob and chrome extractor fan. Inset stainless steel sink with chrome mixer tap and drainer, space for freestanding washing machine and tumble dryer and wall mounted gas combination boiler. Two PVCu double glazed windows to the side of the property. Arch opening into the inner hallway.

### Inner hallway

Plastered, emulsioned and coved ceiling with inset spot lights, plastered and emulsioned walls with dado rail, skirting, a continuation of the tiled flooring and radiator. Doors leading to the lounge/diner, bedroom and bathroom and double doors leading into a storage cupboard.

### Bedroom 2

2.94m x 3.04m (9' 8" x 10' 0") max. Plastered, emulsioned and coved ceiling with centre fan light, plastered and emulsioned walls, skirting, laminate flooring in wood effect, large PVCu double glazed window overlooking the rear and radiator.

### Bathroom

2.04m x 1.69m (6' 8" x 5' 7") Plastered, emulsioned and coved ceiling with centre light, part tiled / part emulsioned walls, skirting and vinyl flooring in wood effect. Three piece suite comprising low level w.c. pedestal wash hand basin with brass taps, bath with brass taps and overhead electric shower with shower curtain. Radiator, wall mounted cabinet and PVCu frosted double glazed window

overlooking the side of the property.

### Lounge

3.22m x 4.55m (10' 7" x 14' 11") Plastered, emulsioned and coved ceiling with ceiling rose and centre light, plastered and emulsioned walls with dado rail, skirting and laminate flooring. Feature fireplace with tiled hearth and wooden mantle housing a gas fire (no working chimney fire is due to be capped off). Radiator and PVCu double glazed window overlooking the front of the property. Opening into the dining area.

### Dining area

2.83m x 4.28m (9' 3" x 14' 1") max. Stairs leading to the first floor. Plastered, emulsioned and coved ceiling with ceiling rose, plastered and emulsioned walls with dado rail, skirting and a continuation of the laminate flooring. PVCu double glazed doors leading out to the rear garden and radiator.

### Landing

Via stairs with fitted carpet and painted handrail and spindle balustrade. Textured ceiling with centre pendant light, plastered and emulsioned walls, skirting and floorboards.

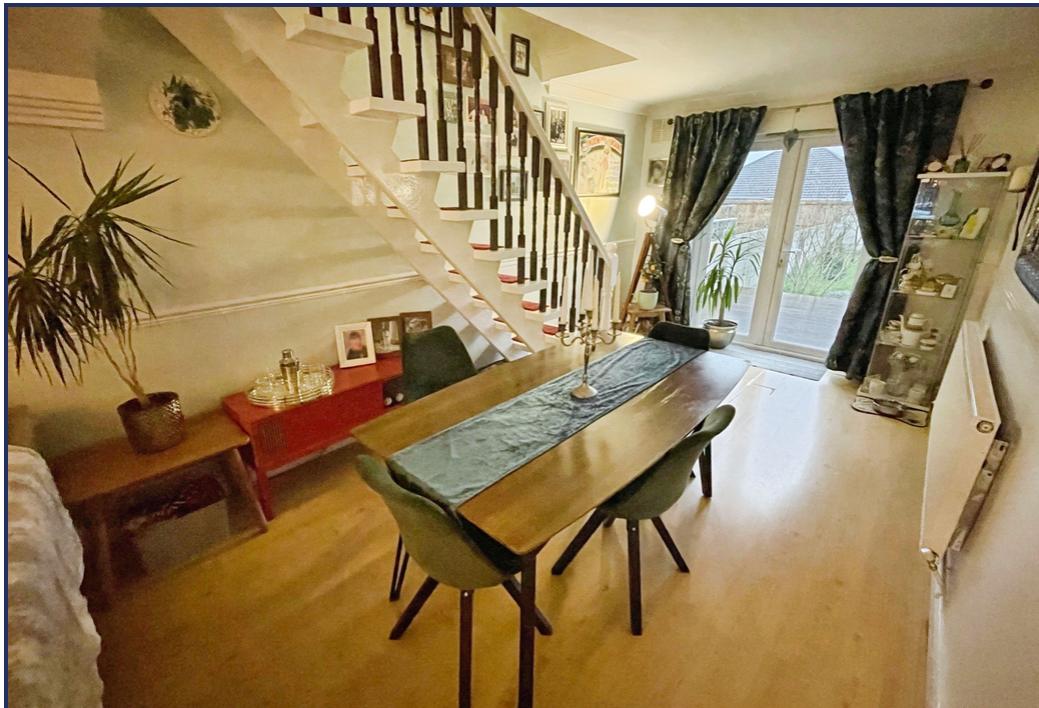
### Bedroom 1

4.43m x 4.50m (14' 6" x 14' 9") Plastered, emulsioned and coved ceiling with centre fan light, plastered and emulsioned walls, skirting, laminate flooring, radiator and two large PVCu double glazed window overlooking the rear of the property. Built in storage cupboards and space for large freestanding cupboards.

### Outside

Good sized enclosed rear garden laid to wooden decking and laid lawn. Area for small freestanding shed.

Tarmac driveway to the front with parking for 3 cars, outside tap and area laid to lawn, palm tree and decorative stone border.



Awaiting EPC &  
Floorplan