



## Merlin Crescent, £240,000

- Three well-proportioned bedrooms
- Gated driveway with tandem parking
- Converted garage with flexible use
- Council Tax Band C
- Close to schools, shops, and amenities
- EPC Rating: C



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## About the property

Spacious & Versatile Three-Bedroom Dormer Bungalow - Merlin Crescent, Cefn Glas, Bridgend

Situated in the highly sought-after location of Merlin Crescent, Cefn Glas, this well-presented and extended three-bedroom semi-detached dormer bungalow offers spacious and versatile living accommodation, ideal for a range of buyers.

Set behind a gated frontage, the property features tandem off-road parking and benefits from a garage conversion, which provides excellent flexibility as a home office, gym, or even a fourth bedroom if desired. The accommodation is generously proportioned throughout, offering a comfortable and practical layout for modern family living with a modern open plan Kitchen/Diner.

To the front, a well-maintained lawned garden adds curb appeal, while to the rear, a spacious enclosed garden provides a private outdoor retreat-perfect for relaxing or entertaining.

This attractive home is conveniently located just a short walk from local schools, shops, and everyday



## Accommodation

### Entrance Hall

7' 9" max x 11' 8" max ( 2.36m max x 3.56m max )

### Bathroom

### Bedroom Three

### Living Room

8' x 8' 4" ( 2.44m x 2.54m )

10' 2" x 18' 4" ( 3.10m x 5.59m )

### Kitchen/Diner

13' 9" x 18' ( 4.19m x 5.49m )

### Reception Room

8' 10" x 16' 8" ( 2.69m x 5.08m )

### Utility

8' 9" x 6' 4" ( 2.67m x 1.93m )

### First Floor

### Landing

### Bedroom One

16' 2" x 9' 10" ( 4.93m x 3.00m )

### Bedroom Two

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## Floorplan



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