



Merlin Crescent, offers over £225,000

- 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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