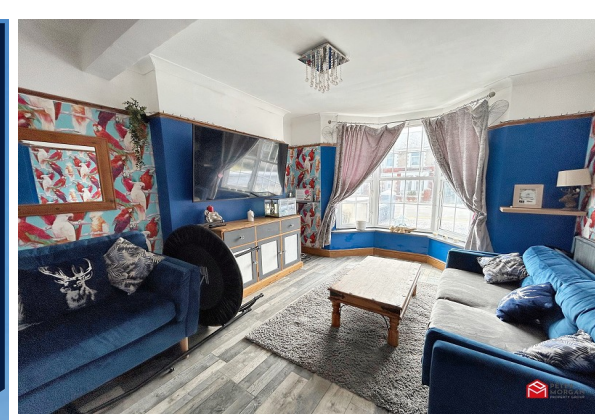


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



104 Quarella Road, Bridgend, Bridgend County. CF31 1JT



£190,000

Main Features

- 3-4 double bedroom traditional bay fronted home
- Open plan kitchen/ dining room
- Lounge
- Family bathroom and cloakroom
- Double driveway
- Rear garden with 'Mancave'
- Highly convenient location for Town Centre amenities, bus & rail links, supermarket & school
- Approximately 2 miles from the M4 at Junction 36
- uPVC double glazing and combi gas central heating
- Council tax: C EPC:D

General Information

3-4 DOUBLE BEDROOM TRADITIONAL BAY FRONTED END TERRACED HOME WITH OPEN PLAN KITCHEN, DOUBLE DRIVEWAY, GARDEN 'MANCAVE' & MORE.

Situated in a highly convenient location for Town Centre amenities, bus & rail links, supermarket & school. Approximately 2 miles from the M4 at Junction 36.

This home has accommodation comprising ground floor hallway, lounge, open plan kitchen / dining room, cloakroom, study / bedroom 4. First floor landing, family bathroom and 3 double bedrooms, Benefitting from uPVC double glazing and Combi gas central heating.

GROUND FLOOR

Hallway

Original front door. Tiled floor. Carpeted and original spindled staircase to 1st floor. Curved ceiling. Under stairs recess.

Lounge

uPVC double glazed Bay window to front. Alcoves. Picture rails. Radiator. Grey wood grain laminate flooring. Wired for wall mounted television. Wall mounted electric fire. Coving.

Study/ Optional Bedroom Four

uPVC double glazed window to rear. Fitted carpet. Picture rail. Coving. Radiator.

Kitchen / Dining Room

uPVC double glazed window to rear. Door to rear. Two radiators. Alcove to cupboard. Modern fitted kitchen finished with high gloss cream doors, brushed steel handles and wood effect worktops. One and a half bowl composite sink unit with mixer tap. Integral oven, grill, ceramic hob and extractor hood. Tiled splashback. Tiled floor, matching hallway. Plumbed for washing machine.

Cloakroom

uPVC double glazed window to rear. Close coupled WC with push button flush. Tiled floor. Part tiled walls.

FIRST FLOOR

Landing

Original balustrade with spindles. Fitted carpet. Smoke alarm. Loft access.

Family Bathroom

uPVC double glazed window to side. Three-piece suite in white comprising close coupled WC with push button flush, hand wash basin with monobloc tap and base draw unit. Tiled splashback. Shower bath with mixer shower and tiled surround. Chrome heated towel rail. Tiled floor. Ceiling spotlights.

Bedroom 1

3 uPVC double glazed windows to front. Radiator. Built-in cupboard and shelving unit to alcoves. Fitted carpet. TV point.

Bedroom 2

uPVC double glazed window to rear. Original cast iron feature fireplace with wood surround. Alcoves. Fitted carpet. Radiator.

Bedroom 3

uPVC double glazed window to rear. Radiator.

EXTERIOR

Front Garden

Double driveway laid with decorative stone. Space for refuse containers. Brick side walls and pillars.

Rear

Courtyard

Undercover sitting area. Water tap. Above ground fish pond. Floodlight. External gas meter box. Wood fencing.

Detached Wood Framed Outbuilding

Split into two sections, comprising..

Store Room

uPVC double glazed window and shelf. Laminate floor.

Garden Room/ Bar/ Studio

uPVC double glazed patio doors and windows to garden. Laminate floor. Bar.

Rear Garden

The rear garden is laid to lawn. Paved pathway. Storage area. Wood framed enclosed garden shed (currently used for pets). Rear gate access to lane and visitors parking area .

Note: The lawned area / side section of the garden is not included in the sale of the property. This is being used by the present owner however is not registered. We are advised it is owned by Bridgend Council.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at bcg@petermorgan.net (fees will apply on completion of the mortgage).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

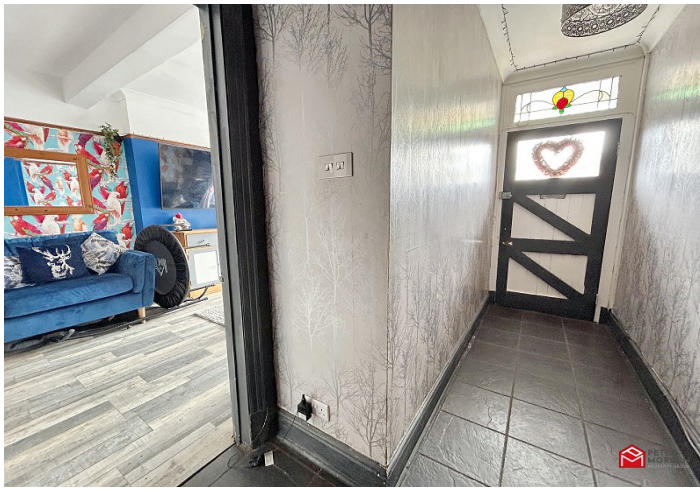
Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding C

Current heating type Combi

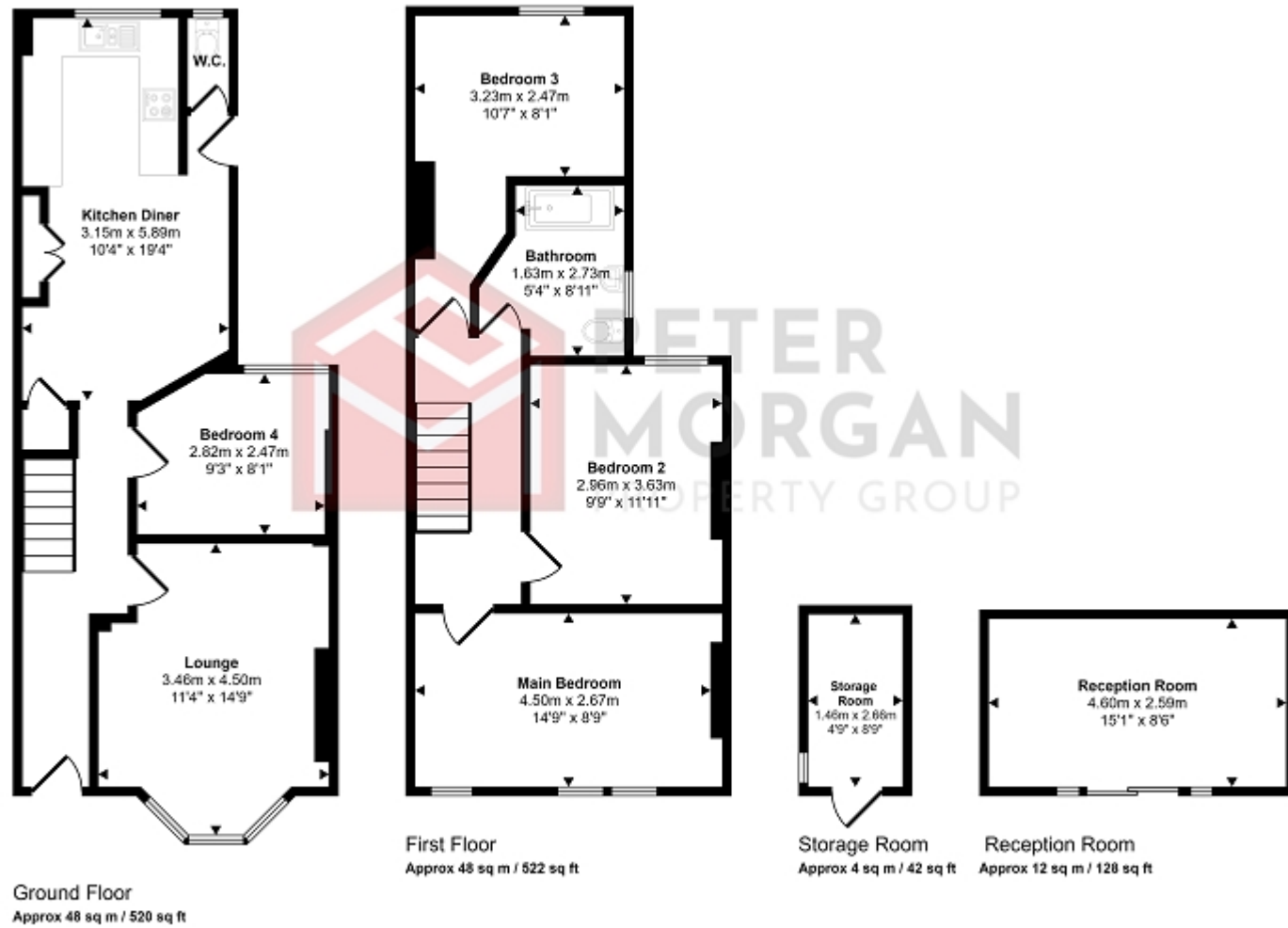
Tenure Freehold








Approx Gross Internal Area
113 sq m / 1212 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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