



hrt
herbert r thomas

160 Quarella Road, Bridgend

Bridgend

Guide Price £299,995

160 Quarella Road

Bridgend

From our office on Derwen Road, head north towards the dual carriageway, bearing left and continuing to the roundabout. Take the first exit onto Tondy Road and continue through the traffic lights. At the next set of traffic lights, turn left onto Quarella Road. Continue along Quarella Road, where No. 160 will be found on the right-hand side.

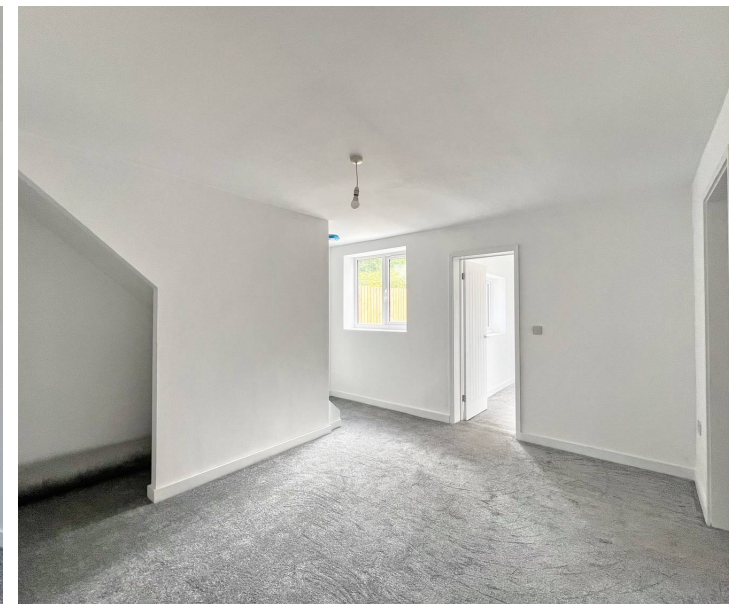
Versatile, refurbished 3-bed home with flexible multi-generational layout, private suite, generous garden, double garage/workshop, and parking. Close to Bridgend town, amenities, and transport links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



160 Quarella Road is a particularly versatile home that is likely to appeal to a wide variety of buyers. Those seeking bungalow-style living can enjoy bedrooms, bathroom, kitchen and reception space predominantly at ground-floor level, while the converted first floor provides an additional private bedroom suite. Equally, the layout lends itself exceptionally well to multi-generational living, with the additional ground-floor bedroom, living space, kitchenette and shower room capable of creating a semi-independent area within the main home.

Combined with its extensive recent refurbishment, generous plot and substantial garage/workshop, this is an individual property where an internal viewing is strongly recommended to fully appreciate the amount of accommodation and flexibility on offer. Conveniently positioned within easy reach of Bridgend town centre, local amenities and transport links.

Ground Floor

The property is entered via a uPVC double glazed entrance door opening into the hallway, which is laid with fitted carpet and provides access to two ground-floor bedrooms and the family bathroom.

The first bedroom is positioned to the front of the property and features a bay window providing plenty of natural light, with space for a double bed and fitted carpet.

The second bedroom is also positioned to the front, again featuring a bay window and fitted carpet.

The family bathroom is fitted with a contemporary suite comprising an L-shaped panelled bath with thermostatic rainfall shower over and glass shower screen, WC and vanity unit with inset wash hand basin. The walls are fully clad with PVC shower boarding and there is vinyl flooring.

Continuing through the hallway leads into the centrally positioned lounge. A versatile main reception room, it features fitted carpet and a window overlooking the rear. A staircase rises to the first floor with useful storage beneath, while doors provide access to the kitchen and an additional section of ground-floor accommodation.

The kitchen enjoys windows to both the side and rear and has been fitted with a contemporary range of base, wall and drawer units complemented by wood-effect work surfaces. There is a 1.5 bowl sink unit, integrated fridge/freezer, electric hob with stainless steel splash back and extractor hood above, built-in electric oven and space for both a washing machine and dishwasher. The room is finished with vinyl flooring.

One of the standout features of the property is the additional accommodation accessed from the lounge, providing considerable flexibility and making the home particularly well suited to multi-generational living.

A carpeted passageway with a window to the side provides access to a further bedroom, also enjoying a side-facing window, before continuing into a generously proportioned additional reception/living room.

This room could serve equally well as a second lounge, private living area or part of a semi-independent suite. It incorporates a useful kitchenette with sink, base and wall units, work surface and space for a small appliance such as a fridge.

From here, a door leads into a separate shower room fitted with a shower enclosure and thermostatic shower, WC and vanity unit with inset wash hand basin. The walls are clad with PVC shower boarding and there is vinyl flooring and a window to the side. A door leads out to the rear garden.

With a bedroom, living area, kitchenette and shower room all positioned together beyond a single access point from the main lounge, this part of the property offers an excellent arrangement for an elderly relative, adult child or family member seeking a greater degree of independence whilst remaining connected to the main home. The door to the garden could be its own private entry.

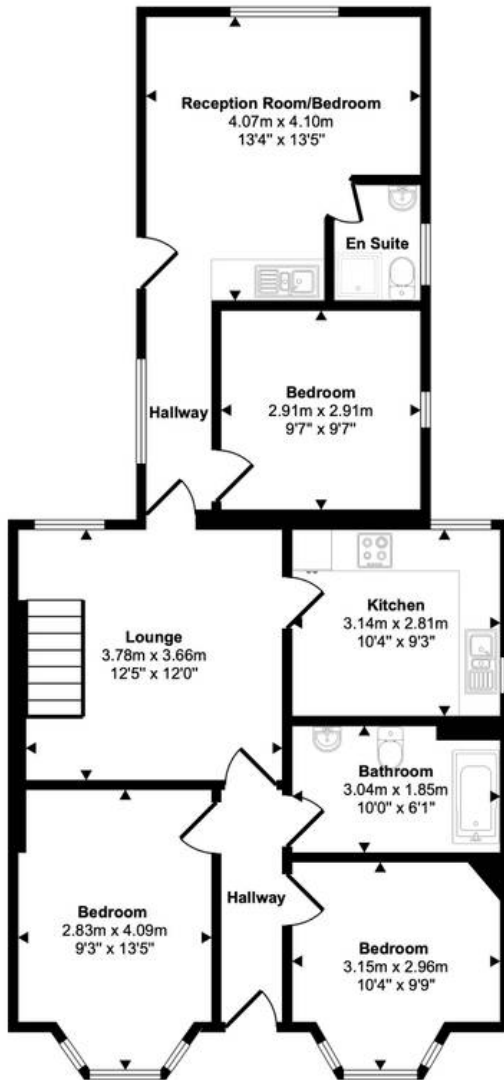
First Floor

The carpeted staircase rises from the lounge to a small first-floor landing and an impressive additional bedroom.



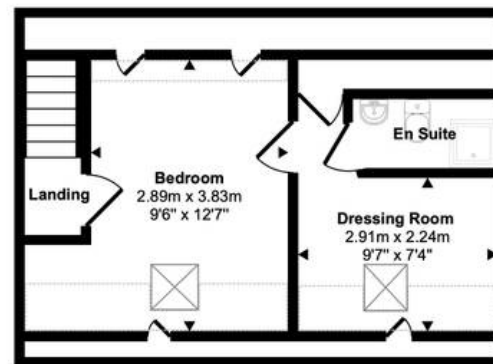


Approx Gross Internal Area
159 sq m / 1712 sq ft

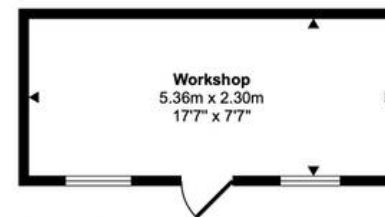


Ground Floor
Approx 84 sq m / 901 sq ft

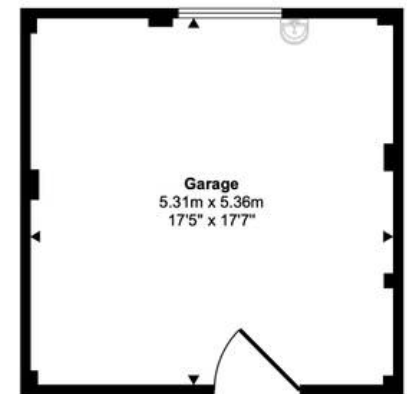
Denotes head height below 1.5m



First Floor
Approx 35 sq m / 372 sq ft



Garden Room
Approx 12 sq m / 133 sq ft



Garage
Approx 28 sq m / 307 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.





hrt
herbert r thomas

Herbert R Thomas

H R Thomas Ltd, The Toll House - CF31 1LH

01656660036

bridgend@hrt.uk.com

www.hrt.uk.com/



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