

63 Gerddi Quarella, Bridgend - CF31 1LG

Bridgend

Offers in Region of £220,000

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This three bedroom end of terrace house is a great choice for anyone looking for a family home in a convenient Bridgend location. With the town centre within walking distance, everyday essentials, shops and local amenities are easy to reach. The property is also well placed for access to the M4, making it a practical base for commuters and those who regularly travel further afield. McArthur Glen is close by for shopping trips, while the nearby hospital adds to the convenience of the location. Families will appreciate being close to good schools, with everything needed for day to day life within easy reach. The three bedrooms offer flexibility for a growing family, guests or working from home, depending on your needs. As an end of terrace house, this property offers an appealing option for buyers looking for a home that combines a convenient setting with the benefits of being close to town. Whether you are taking your first step onto the property ladder, looking for more room for the family or hoping to settle somewhere with good transport links, this Bridgend home is well worth considering. Get in touch to find out more and arrange a viewing at your convenience.

- Walking distance to Bridgend town centre
- Close to M4, McArthur Glen, and hospital
- Close to good schools
- Great family home
- Quiet cul-de-sac location
- Ready to move straight in to













Entrance
UPVC part glazed composite door.

Entrance hall
Stairs to first floor, doorway to bedroom three, utility, and storage cupboard which houses the consumer unit. Walls and ceiling are emulsioned, fire alarm, radiator, window to side, and carpet.

Bedroom three
8' 0" x 7' 6" (2.44m x 2.28m)
Emulsion ceiling and walls, carpet, UPVC window to front, and radiator.

Utility
5' 7" x 4' 0" (1.69m x 1.22m)
Emulsion ceiling and walls, lino floor, work top with tiled splashbacks, space for washing machine, gas combination boiler, frosted UPVC door, and radiator.

Landing
Carpet, centre light, smoke alarm, UPVC window to side of property, emulsion ceiling and walls, and radiator.

W.C
7' 4" x 4' 2" (2.24m x 1.26m)
Emulsion ceiling and walls, one wall UPVC panel, hand wash basin, low level W.C, frosted window, and radiator.

Kitchen
12' 3" x 8' 3" (3.74m x 2.52m)
Emulsion ceiling and walls, tiled floor, range of wall and base units, integrated microwave, sink, integrated oven, four ring hob and extractor fan, integrated fridge-freezer, UPVC window, and radiator.

Lounge
14' 8" x 11' 7" (4.46m x 3.52m)
Emulsion ceiling and walls, laminate flooring, two UPVC windows overlooking front, and two radiators.

2nd Landing
Carpet, centre light, smoke alarm, UPVC window to side of property, emulsion ceiling and walls, and radiator.

Family shower room
8' 10" x 3' 11" (2.68m x 1.19m)
Emulsion ceiling, floor to ceiling tiling, UPVC clad panels around shower, vanity sink and W.C unit, walk in shower, and chrome towel radiator.

Bedroom two
9' 10" x 8' 2" (2.99m x 2.49m)
Emulsion ceiling and walls, loft access, carpet, UPVC window to rear, built in wardrobes, airing cupboard, and wall mounted radiator.

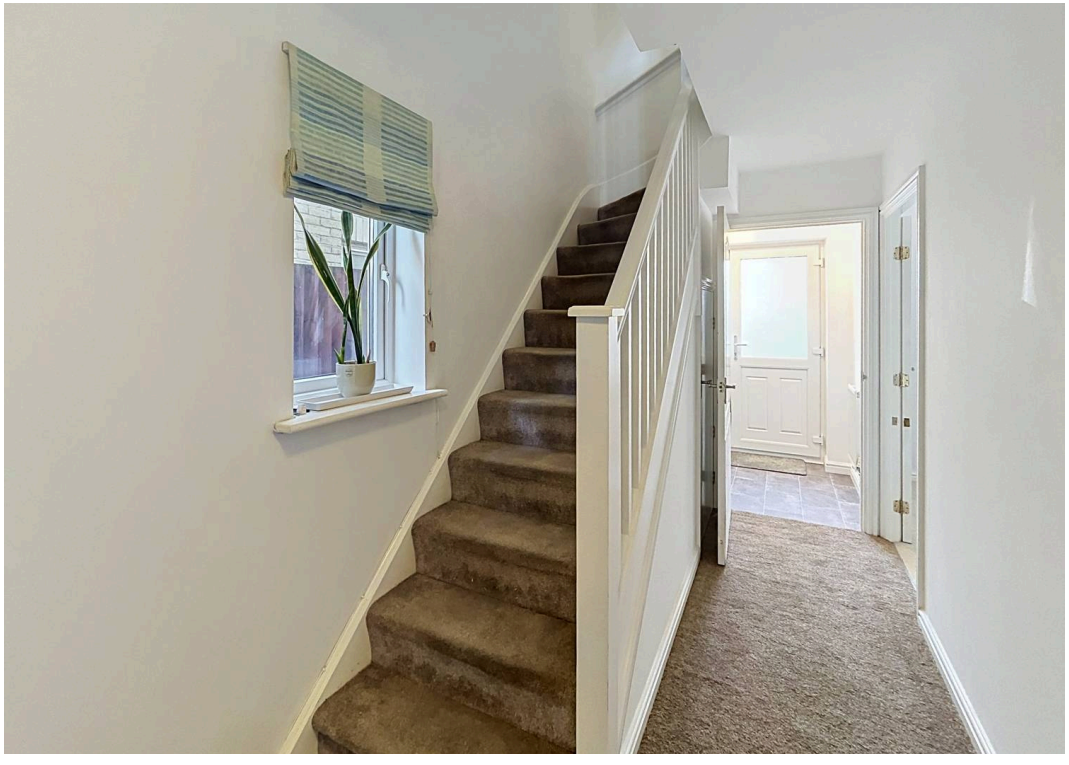
Bedroom one
12' 0" x 10' 2" (3.66m x 3.09m)
Emulsion ceiling and walls, carpet, UPVC window to front, radiator, and built in storage cupboard.

En-Suite
9' 5" x 3' 11" (2.88m x 1.20m)
Emulsion ceiling and walls, hand wash basin, W.C, radiator, tiled splash back areas, lino floor, shower cubicle with glass door, and UPVC frosted window.

Outside
To front of property there is parking for two vehicles, outside lighting, and garage with electric roller shutter door. Garage has power. To the rear there is an enclosed tiered garden part laid to patio slabs, part Astroturf, and a decked area. There is an outside tap, and sockets.

















Payton Jewell Caines



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