

Payton  
Jewell  
Caines



Quarella Road, Bridgend, Bridgend County.  
CF31 1JS

£219,995

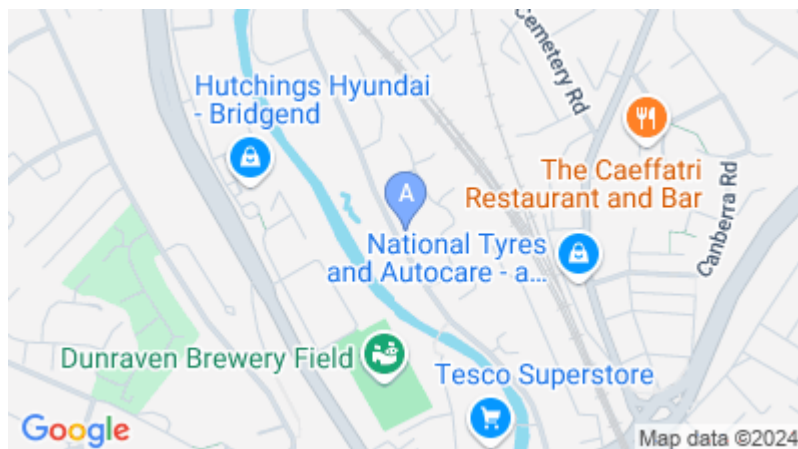


# Quarella Road, Bridgend, Bridgend County. CF31 1JS

Well presented three bedroom semi detached which retains many original features and comprises entrance porch, entrance hall, THREE RECEPTION ROOMS, kitchen, family shower room, front and rear garden, off road parking and GARAGE. Viewing recommended.

**£219,995 - Freehold**

- Three bedroom semi detached house
- Well presented and modernised with many original features
- New roof in 2024 / new boiler and windows in 2022
- Three reception rooms, off road parking to the rear
- Low maintenance rear garden and garage/workshop
- EPC-D / Council tax - C



## DESCRIPTION

Introducing this well presented three bedroom semi detached home located within easy walking distance of Bridgend town centre, mainline station and the Princess of Wales Hospital. The property benefits from three reception rooms, kitchen, shower room, front and rear gardens and garage. Viewing is recommended. Ideal first time purchase.

## ENTRANCE

Via part glazed and frosted PVCu door into the entrance porch.

## ENTRANCE PORCH (3' 11" x 3' 7") or (1.19m x 1.08m)

Plastered and emulsioned ceiling, original coving and ceiling rose with pendant light, half height papered walls and half original tiled walls and flooring. Original wooden and glazed door leading into the entrance hall.

## ENTRANCE HALL

Doors leading to the lounge, dining room and kitchen. Bi-fold doors leading into under stairs storage with hanging rails and storage area. Ceiling rose with original coving and pendant light. Textured and papered walls with high rise skirting boards and a continuation of the tiled flooring. Radiator and stairs leading to the first floor.

## LOUNGE (13' 1" max x 12' 4" max) or (3.98m max x 3.76m max)

Plastered and emulsioned ceiling with centre pendant light, ceiling rose and coving. Textured and papered walls with dado rail, high rise skirting boards and fitted carpet. PVCu double glazed bay window overlooking the front of the property and radiator. Original fireplace with tiled hearth and alcoves either side with wall mounted lights.

## RECEPTION 2/DINING ROOM (11' 0" max x 10' 11" max) or (3.35m max x 3.33m max)

Textured and papered ceiling with ceiling rose and pendant light, textured and papered walls with dado rail, original skirting boards and fitted carpet. PVCu double glazed French doors leading out to the rear garden and radiator. Original fireplace with wooden surround and mantle with tiled hearth.

## DINING ROOM (13' 9" max x 11' 0" max) or (4.19m max x 3.35m max)

Textured ceiling with centre light, ceiling rose and coving, plastered and emulsioned walls, skirting, radiator, tiled flooring and PVCu double glazed window overlooking the side of the property. Original fireplace with electric fire and wooden surround and hearth. Door leading into the kitchen.

## KITCHEN (11' 2" x 6' 3") or (3.40m x 1.91m)

Plastered and emulsioned ceiling with centre spot lights, plastered and emulsioned walls with subway gloss grey tiles to the splash back areas, radiator, skirting and vinyl flooring in tile effect. A range of base and wall units in slab high gloss with complementary roll top slate effect work surfaces housing a stainless steel sink with chrome mixer tap. Integrated electric oven with four ring gas hob and black glass splash back and overhead extractor fan. Space for fridge/freezer and washing machine. PVCu double glazed windows overlooking the side and rear of the property and a PVCu frosted double glazed door leading out to the side of the property.



## LANDING

Via stairs with fitted carpet, original handrail and newel post. Textured ceiling with centre light, ceiling rose and coving, papered walls with original skirting boards and fitted carpet. Radiator and built in storage cupboard.

## BEDROOM 1 (16' 10" max x 10' 11" max) or (5.13m max x 3.34m max)

Textured and papered ceiling with centre ceiling rose, coving and pendant light, papered walls, skirting and fitted carpet. Chimney breast with original fireplace and wooden hearth, two PVCu double glazed windows overlooking the front of the property and radiator.

## BEDROOM 2 (11' 1" x 11' 0") or (3.38m x 3.36m)

Plastered ceiling with centre pendant light, ceiling rose and coving, papered walls, skirting, fitted carpet, radiator, PVCu double glazed window to rear of the property and original fireplace with alcoves either side.

## BEDROOM 3 (11' 0" x 8' 6") or (3.36m x 2.59m)

Plastered and emulsioned ceiling with centre pendant light, ceiling rose and coving, papered walls, skirting, fitted carpet, radiator, PVCu double glazed window to the rear of the property and original fireplace. Wall mounted combination gas boiler.

## FAMILY SHOWER ROOM

Textured ceiling with centre light and coving, aqua panels to the walls in marble effect with tiled flooring. Three piece suite comprising large walk in shower with folding glass screen and overhead chrome mixer shower, low level w.c. and vanity sink unit with chrome mixer tap and wall mounted medicine cabinet. Radiator and frosted PVCu double glazed window overlooking the side of the property.

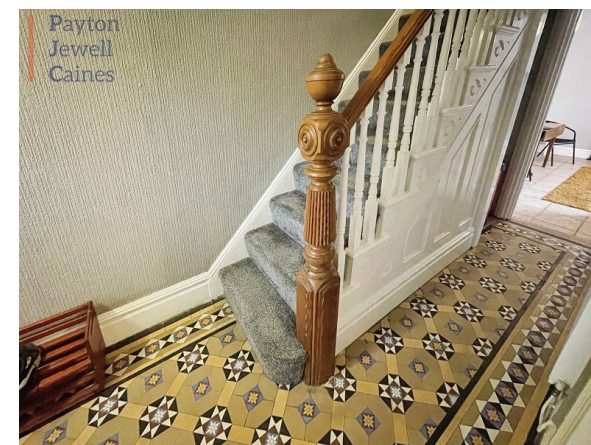
## OUTSIDE

To the front of the property is a newly laid resin pathway leading to the front door and side gate, the remainder of the garden is laid to decorative stone with shrubbery and wrought iron fence.

Enclosed rear garden laid to newly laid resin with a paved pathway leading to the garage and area laid to lawn and a further area of artificial grass. Doorway leading to the garage which can be accessed via the rear lane with lighting and power (currently used as a workshop area). Measuring 4.60m x 3.76m. Outside tap and outside w.c.


## NOTE

We have been advised the property is freehold, however, the title deeds have not been inspected.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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