

Payton
Jewell
Caines



Quarella Road, Bridgend, Bridgend County.
CF31 1JS

£185,000

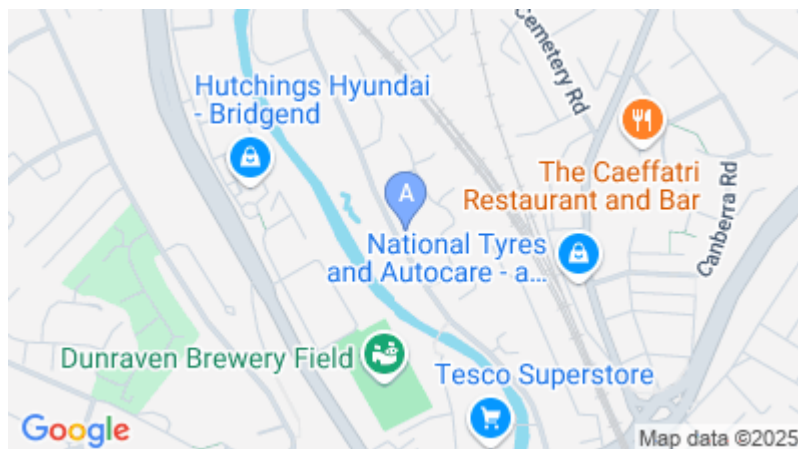
PJC PAYTON
JEWELL
CAINES

Quarella Road, Bridgend, Bridgend County. CF31 1JS

Three bedroom semi detached house which retains many original features and comprises entrance hall, lounge, kitchen/diner, lean to, three bedrooms, family bathroom, OFF ROAD PARKING and GARAGE. NO ONGOING CHAIN.

£185,000 - Freehold

- Three bedroom semi detached house
- Kitchen/diner
- Good location for Bridgend town
- Enclosed private rear garden/ EPC - D , Council tax band - C
- Off road parking to the front/ Garage
- Gas combination boiler
- NO ONGOING CHAIN



DESCRIPTION

Three bedroom semi detached home situated within walking distance of Bridgend town centre, main line train station, Princess of Wales hospital. The property benefits from off road parking to the front, rear garden and garage. Viewing highly recommended.

ENTRANCE PORCH

Via glazed aluminium door into the entrance porch, emulsioned ceiling and walls, skirting and original flooring. Original glazed wooden door into the entrance hall.

ENTRANCE HALL

Textured papered ceiling, centre pendant light, coving, emulsioned walls, radiator, built in under stairs storage, skirting and wood effect lino flooring. Stairs leading to the first floor. Door leading to lounge and kitchen/diner.

LOUNGE (12' 6" max x 10' 11" max) or (3.81m max x 3.34m max)

Measurements into the bay. Textured ceiling, centre pendant light, textured papered walls, radiator, large PVCu double glazed bay window overlooking the front of the property, skirting and a continuation of the lino flooring from the entrance hall.

KITCHEN/DINER (17' 10" max x 11' 3" max) or (5.43m max x 3.43m max)

Emulsioned ceiling, two pendant lights, emulsioned walls, skirting and wood effect lino flooring. A range of base units in a shaker style blue with copper handles and complementary square edge wood effect work surface. Integrated four ring gas hob and electric oven. Inset Belfast sink with chrome mixer tap. Space for washing machine and dishwasher. Space for large American style fridge/freezer. PVCu double glazed window overlooking the side of the property and a PVCu double glazed window overlooking the rear of the property. Feature chimney breast. Space for good sized family dining room table and chairs.

LEAN-TO (9' 7" x 5' 5") or (2.92m x 1.66m)

Pitched roof, Velux window, textured walls, wooden door leading to rear garden. Could be used as a utility area.

FIRST FLOOR LANDING

Via stairs with fitted carpet, painted hand rails and spindle. Textured papered ceiling, centre pendant light, smoke alarm, access to loft, emulsioned walls, PVCu frosted double glazed window overlooking the side of the property, skirting and fitted carpet. Doors leading to three bedrooms and family bathroom.

FAMILY BATHROOM (7' 0" x 5' 10") or (2.14m x 1.79m)

Emulsioned ceiling with sunken chrome spot lights, emulsioned walls with half height tiling in a subway gloss white, PVCu frosted double glazed window overlooking the rear of the property, wall mounted electric mirror, anthracite grey towel radiator, skirting and slate effect tiled flooring. Three piece suite comprising low level WC, pedestal sink with chrome taps, bath with chrome taps and overhead electric shower with folding glass screen.

BEDROOM 2 (11' 3" x 9' 11") or (3.42m x 3.01m)

Emulsioned ceiling, centre pendant light, emulsioned walls, radiator, large PVCu double glazed window overlooking the rear of the property, built in storage cupboard with louvre doors housing the gas combination boiler, skirting and fitted carpet.



BEDROOM 1 (12' 7" x 10' 2") or (3.83m x 3.09m)

Textured papered ceiling, centre pendant light, emulsioned walls, radiator, PVCu double glazed bay window overlooking the front of the property, skirting and original exposed floorboards.

BEDROOM 3 (7' 7" max x 6' 11" max) or (2.31m max x 2.10m max)

Textured ceiling, centre pendant light, papered walls, PVCu double glazed window overlooking the front of the property, radiator, skirting and exposed floor boards.

OUTSIDE

Private enclosed rear garden laid to lawn that has been newly levelled. Area of foundations laid for a patio.


Gated driveway with off road parking to the front of the property for between two and three vehicles. Area of laid lawn.

GARAGE

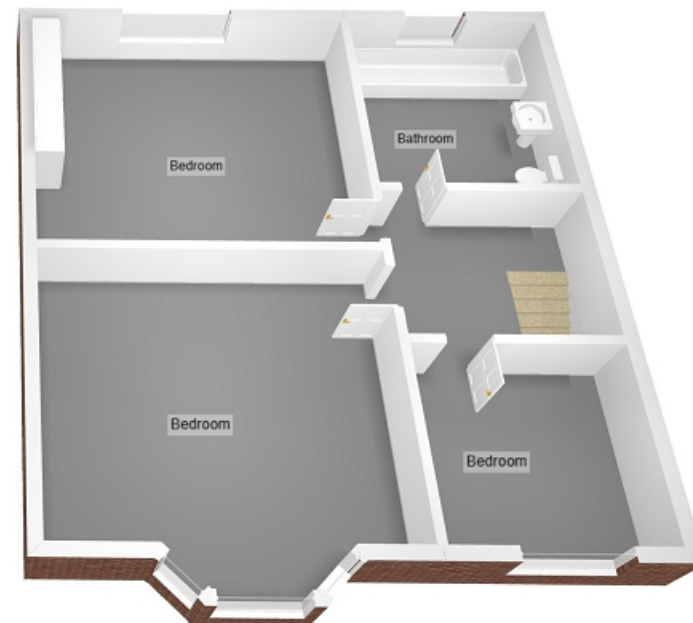
Power installed.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
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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