



104 Quarella Road
Bridgend, CF31 1JF



104 Quarella Road Bridgend, CF31 1JT

£250,000 Freehold

4 Bedrooms : 1 Bathrooms : 2 Reception Rooms

We present to the market this spacious 4 bedroom end-terrace property situated in a convenient location in Bridgend. Within walking distance of Bridgend Town Centre, all local amenities and shops. Close proximity to Junction 36 of the M4 motorway. Accommodation comprises; entrance hallway, lounge, double bedroom, kitchen/dining room and ground-floor WC. First floor landing, 3 double bedrooms and a family bathroom. Externally enjoying a private driveway, rear enclosed garden with summerhouse with full power supply and further parking to the rear. Being sold with no on-going chain. EPC Rating; 'D'

Directions

- Bridgend Town Centre 0.8 miles
- Cardiff City Centre 20.8 miles
- M4 (J36) 2.2 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

The property is accessed via a solid wood door leading into a spacious hallway with tiled flooring and a carpeted staircase leading up to the first floor landing. The main living room features carpeted flooring and bay fronted windows to the front elevation.

Bedroom Four is a versatile room and could be used as a second sitting room. Features carpeted flooring and windows to the rear elevation. The kitchen/dining room has been comprehensively fitted with a range of high gloss wall and base units and complementary laminate work surfaces. Integral appliances to remain; 4-ring induction hob with extractor fan over, oven and grill. Space has been provided for a freestanding American-style fridge/freezer. Space and plumbing has been provided for multiple appliances. Further features continuation of tiled flooring, partially tiled walls, built-in pantry cupboard, windows to the rear and a partially glazed door leads out onto the rear elevation. The kitchen also houses the gas combi boiler. The ground-floor WC has been fitted with a low level WC, tiled walls, tiled flooring and window to the rear.

FIRST FLOOR

The first floor landing featuring carpeted flooring and provides access to the loft hatch with pull-down ladder and light. Bedroom One is a spacious double bedroom situated to the front of the property. Featuring carpeted flooring, three windows to the front elevation and built-in storage cupboards. Bedroom Two is a further double bedroom with carpeted flooring, windows to the rear and a central feature fireplace. Bedroom Three is a good size double bedroom situated to the rear of the property. Featuring carpeted flooring and windows to the rear. The family bathroom has been fitted with a 3-piece suite comprising; panelled bath with over-head shower, sink set within vanity unit and WC. Further features partially tiled walls, spotlighting, chrome towel radiator, tiled flooring and a window to the side elevation.

GARDENS AND GROUNDS

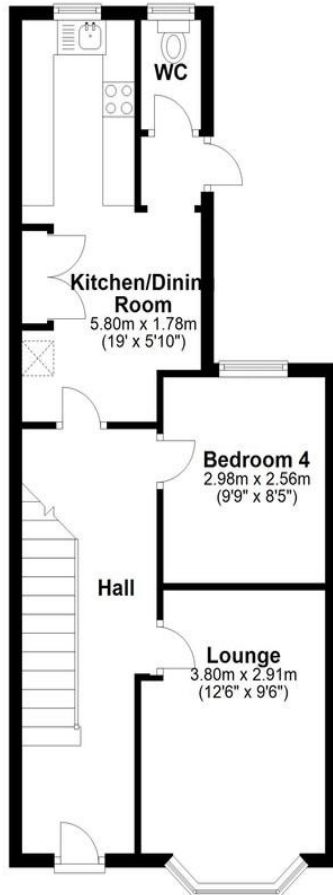
No. 104 is accessed off Quarella Road. To the front of the property is a private driveway laid with stone chippings. To the rear of the property is a fully enclosed garden predominantly laid to lawn with bespoke built shed and patio area. The garden further benefits from a bespoke built summerhouse with full power supply with potential to be used as an office. Further parking is provided to the rear of the property.

SERVICES AND TENURE

All mains services connected. Freehold.

Ground Floor

Approx. 47.7 sq. metres (513.4 sq. feet)



First Floor

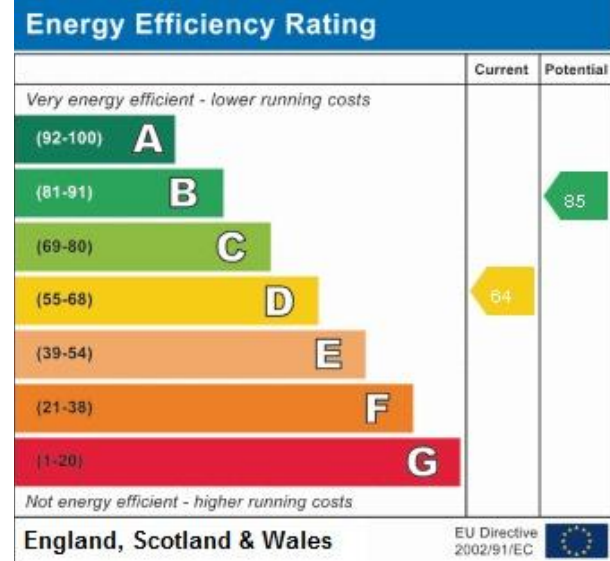
Approx. 47.2 sq. metres (508.5 sq. feet)



Total area: approx. 94.9 sq. metres (1021.8 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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