



106, Quarella Road
Bridgend, CF31 1JT

Watts
& Morgan

106 Quarella Road

Bridgend CF31 1JT

£185,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A well proportioned three bedroom mid-terraced property situated within walking distance of Bridgend Town Centre. Being sold with no onward chain. The property is located with convenient access to local transport links, shops, schools and amenities. Accommodation comprises of entrance hall, lounge, kitchen/dining room. First floor landing, three double bedrooms and bathroom. Externally offering off-road parking to the rear and enclosed garden. Chain Free.

Directions

* Bridgend town centre- 0.2 Miles * J36 of the M4 -3.5 Miles
* Cardiff - 18.0 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Entered into the main hallway with laminate flooring and a staircase rising to the first floor. An understairs storage cupboard and all doors lead off. The living room is a spacious reception room with continuation of the laminate flooring, bay window to the front and double doors opening out to the rear.

The open plan kitchen/dining room has been fitted with a range of coordinating wall and base units with complementary work surfaces over with vinyl flooring, tiled splashbacks, window to the rear and a PVC door opening out to the side. There is ample space for a freestanding dining table. Integrated appliances include 4-ring gas hob with oven, grill and extractor fan over.

The first floor landing offers access to the loft hatch and a built-in airing cupboard housing the gas boiler. Bedroom one is a spacious double bedroom with three windows to the front and carpeted flooring.

Bedroom two is a second double bedroom with laminate flooring and window to the rear. Bedroom three is a third double bedroom with laminate flooring and window to the rear.

The bathroom is fitted with a 3-piece suite comprising of a panelled bath with overhead shower, WC and wash-hand basin with vinyl flooring and window to the side.

GARDENS AND GROUNDS

Approached off Quarella Road No.106 benefits from rear lane access with off-road parking. To the rear of the property is an enclosed garden laid with artificial grass and there is an outdoor storage shed with a gate providing rear access.

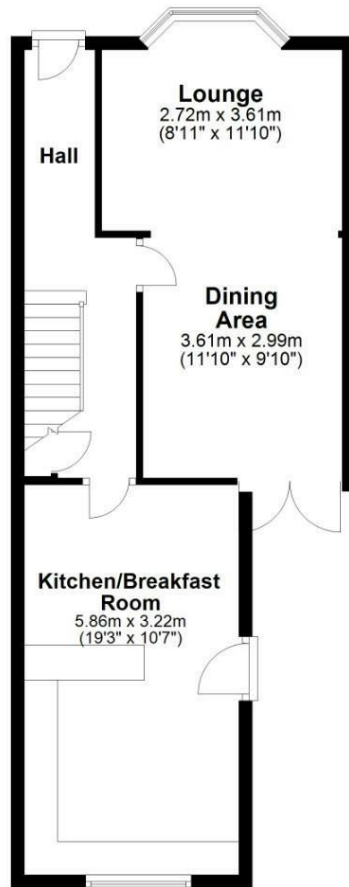
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "D". Council Tax Band "C".



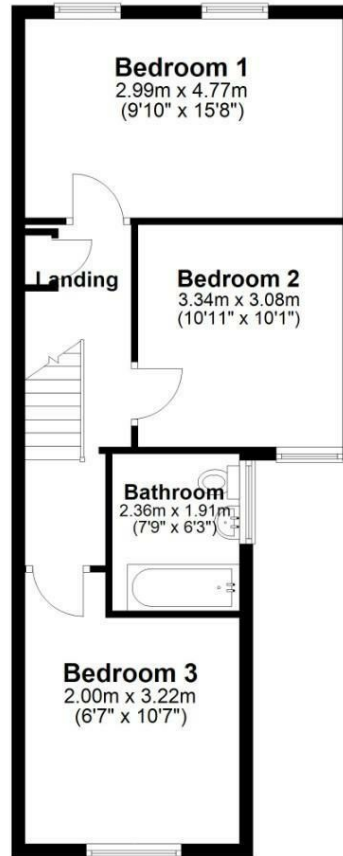
Ground Floor

Approx. 50.1 sq. metres (539.5 sq. feet)



First Floor

Approx. 49.9 sq. metres (536.7 sq. feet)



Total area: approx. 100.0 sq. metres (1076.2 sq. feet)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

