

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



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



Offers In Region Of **£150,000**



## Main Features

- Traditional bay fronted mid terraced home
- Ideal for re-modelling
- Spacious accommodation with 2 double bedrooms
- Wet room
- Mature front & rear gardens
- Only 0.25 miles from Bridgend Town Centre
- Highly convenient location
- The property requires modernisation & offers potential for improvement
- Offered for sale with vacant possession
- Council Tax Band: C. EPC: D

## General Information

TRADITIONAL BAY FRONTED MID TERRACED HOME. IDEAL FOR REMODELLING. SPACIOUS ACCOMMODATION WITH 2 DOUBLE BEDROOMS & FIRST FLOOR WET ROOM. MATURE FRONT & REAR GARDENS AND ONLY 0.25 MILES FROM BRIDGEND TOWN CENTRE.

Situated in a highly convenient location for Town Centre amenities, bus & rail links, supermarket & school. Approximately 2 miles from the M4 at Junction 36.

The property requires modernisation and offers potential for improvement & re-modelling.

The traditional accommodation comprises hallway with spindled staircase & original doors, open plan lounge/dining room, kitchen/breakfast room, rear hallway, cloakroom & store room with potential. First floor landing, two double bedrooms & spacious wet room.

Benefiting from uPVC double glazing, combi gas central heating & offered for sale with vacant possession.

## GROUND FLOOR

## Hallway

Main entrance door to front. Spindled staircase first floor. Radiator. Under stairs store cupboard. Wall mounted gas central heating thermostat and timer controls. Wall lights. Textured and coved ceiling. Original doors to reception rooms.

## Lounge/Dining Room

uPVC double glazed bay window to front with vertical blinds. uPVC double glazed window to rear with vertical blinds. Two radiators. Serving hatch to kitchen. Gas fire. Boxed in gas meter. Carpet. Textured and coved ceiling.

## Kitchen/Breakfast Room

uPVC double glazed window to side with roller blind. Range of wall mounted and base units. Stainless steel sink unit. Electric cooker point. Gas hob. Plumbed for washing machine. Part glazed door.

## Rear Hallway

uPVC double glazed door to garden. Store cupboard with shelf and Power Point. Boxed in electric meter and consumer unit.

## Cloakroom

uPVC double glazed window to rear. Low level WC. Radiator .Carpet.

## Store Room

uPVC double glazed window to rear. Radiator. (Potential for conversion into shower room/utility room or study).

## FIRST FLOOR

## Landing

Balustrade and spindled. Loft entrance. Carpet. Smoke alarm. Original doors to bedroom and

## Wet Room

uPVC double glazed window to rear. Close coupled WC with push button flush and pedestal hand wash basin with lever taps. White shower enclosure with electric shower, seat and grab rails. Non slip wet flooring with floor drain. Tiled walls to wet areas. Radiator. Airing cupboard housing Combi gas central heating boiler. Extractor fan.

## Bedroom 1

Two uPVC double glazed windows to front with vertical blinds. Built-in wardrobes. Radiator. Textured and coved ceiling. Telephone point. Carpet.

## Bedroom 2

uPVC double glazed window to rear with roller blind. Radiator. Built-in wardrobe. Carpet.

## EXTERIOR

### Front Garden

Brick built walls and pillars. Railings and gate. Pathway and overhead canopy to front door. The garden has planting beds and is laid with decorative pea gravel.

### Rear Garden

Mature garden with decorative shrubs, rose bushes and tree. Concrete pathways. Garden shed. Greenhouse. Brick and block built walls. Pedestrian gate access.

## Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at [bcb@petermorgan.net](mailto:bcb@petermorgan.net) (fees will apply on completion of the mortgage).

## General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

## Viewings

Strictly By Appointment Only

## Utilities

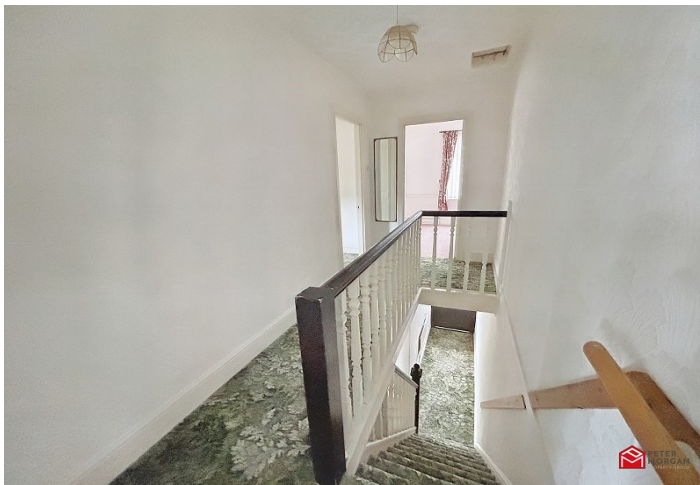
Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** C

**Current heating type** Combi

**Tenure** Freehold





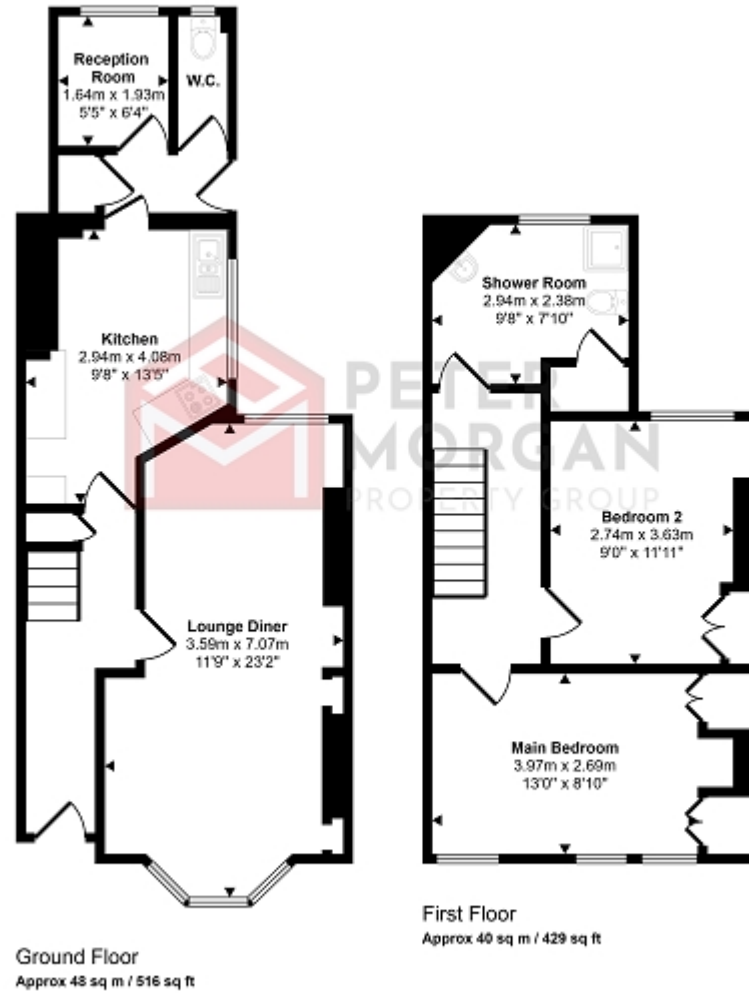









Approx Gross Internal Area  
88 sq m / 946 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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