

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

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

£250,000



Main Features

- Spacious & double extended Edwardian semi detached home
- Boasting 4 double bedrooms with wardrobes
- Original ornate tiling. 3 reception rooms
- Bath & shower rooms
- Driveway parking & garage
- Garden man cave/ bar
- Only 1/4 mile from Bridgend Town Centre, bus station, intercity rail link, schools, supermarket, shops & amenities
- Approximately 1 mile from The Princess of Wales Hospital
- Family size rear garden
- Council Tax Band: E. EPC: D

General Information

SPACIOUS & DOUBLE EXTENDED, EDWARDIAN SEMI DETACHED HOME BOASTING 4 DOUBLE BEDROOMS WITH WARDROBES, 3 RECEPTION ROOMS, BATH & SHOWER ROOMS, DRIVEWAY PARKING, GARAGE, ORIGINAL ORNATE TILING, GARDEN MAN CAVE/BAR & MORE!

This family home provides larger than average traditional accommodation enjoying a generous size rear garden in a highly convenient location. Only 1/4 mile from Bridgend Town Centre, bus station, intercity rail link, schools, supermarket, shops and amenities.

Approximately 2 miles from the M4 at Junction 36 and approximately 1 mile from the Princess Of Wales Hospital.

The accommodation comprises ground floor vestibule, main hallway, lounge/dining room, family living room, kitchen, garden room, shower room, rear hallway. First floor landing with open plan study area, 4 double bedrooms with fitted wardrobes & family bathroom.

Family size garden to rear with wooden cabin/bar/man cave. Shared driveway leading to parking area, garage and garden.

The property has uPVC double glazing & combi gas central heating.

GROUND FLOOR

Vestibule

Composite double glazed front door. Original ornate part tiled walls. Original tiled floor. Open doorway to

Hallway

Spindled staircase to first floor. Original tiled floor. Period archway. Shelved display niche. Wall mounted electric meter and consumer unit. Radiator. Under stairs store cupboard with Quarry tiled floor and shelf.

Lounge/Dining Room

uPVC double glazed bay window to front. Fitted roller blinds. uPVC double glazed window to rear. Fitted roller blind. Real wood flooring. Wired for wall mounted TV set on a feature wall with illuminated alcoves. Boxed in gas meter. Two radiators. Plastered walls and ceiling. Coving.

Family Room

Two uPVC double glazed windows to side. Fitted roller blinds. Radiator. Laminate flooring. Plastered walls and ceiling. Coving. TV connection. Doorway to

Kitchen

Two uPVC double glazed windows to side. Fitted traditional kitchen finished with wood doors and tiled splash backs. Stainless steel sink unit with mixer tap. Integral oven, grill, hob and extractor hood. Spaces for under counter fridge and freezer. Tiled floor.

Rear Hallway

uPVC double glazed door to side driveway. Tiled floor.

Shower / Utility Room

Close coupled WC with pushbutton flush, pedestal hand wash basin & tiled shower cubicle with electric shower. Built-in base and wall mounted cabinets housing washing machine and tumble dryer. Tiled floor. Radiator.

Garden room

uPVC double glazed French doors with full length uPVC double glazed side panels to rear garden. Laminate flooring. Radiator.

FIRST FLOOR

Landing

Large spacious landing area . Balustrade and spindles. Skylight window. Fitted carpet. Loft entrance. Plastered walls and ceiling. Coving and arches. Wall and ceiling lights.

Open Plan Study Area

uPVC double glazed window to side. Fitted carpet. Airing cupboard housing Combi gas central heating boiler. Plastered walls and ceiling. Coving. Radiator.

Bedroom 1

Two uPVC double glazed windows to front. Fitted wardrobes. Radiator. Wall and ceiling lights. Fitted carpet.

Bedroom 2

uPVC double glazed window to rear. Fitted wardrobes. Plastered walls and ceiling. Coving. Fitted carpet.

Bedroom 3

uPVC double glazed window to rear overlooking rear garden. Fitted wardrobes. Radiator. Fitted carpet.

Bedroom 4

uPVC double glazed window to side. Skylight window. Radiator. Plastered walls and ceiling. Coving. Fitted wardrobes and chest of drawers with butcher block style work top. Fitted carpet.

Family Bathroom

uPVC double glazed window to side. Four piece bathroom suite in White comprising close coupled WC with pushbutton flush, pedestal hand wash basin, panelled bath with tiled splash backs & tiled shower cubicle with electric shower. Tiled floor. Radiator. Shelved storage cabinet.

EXTERIOR

Front Garden

Stone built front wall with pillars and steel railings. Shared gated driveway to side leading to parking space for two vehicles and garage. Water tap. Courtesy light and access to rear hallway of main dwelling. Galvanised double gates to rear garden and

Single Garage

Up and over door & window to exterior. Wall mounted lighting. Rubber flat roof.

Rear Garden

Two paved patio areas. Lower section laid to lawn. Rear wall backing onto river.

Studio/Man cave/Bar

Fitted with uPVC double glazed windows and door and accessed via an outer porch with courtesy light. Timber frame cabin style building which has been insulated and plastered internally. Fitted with drinks bar, electric light and power points. Wall mounted electrical consumer unit.

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 option 1 option 1 or email us at bridgend@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 E

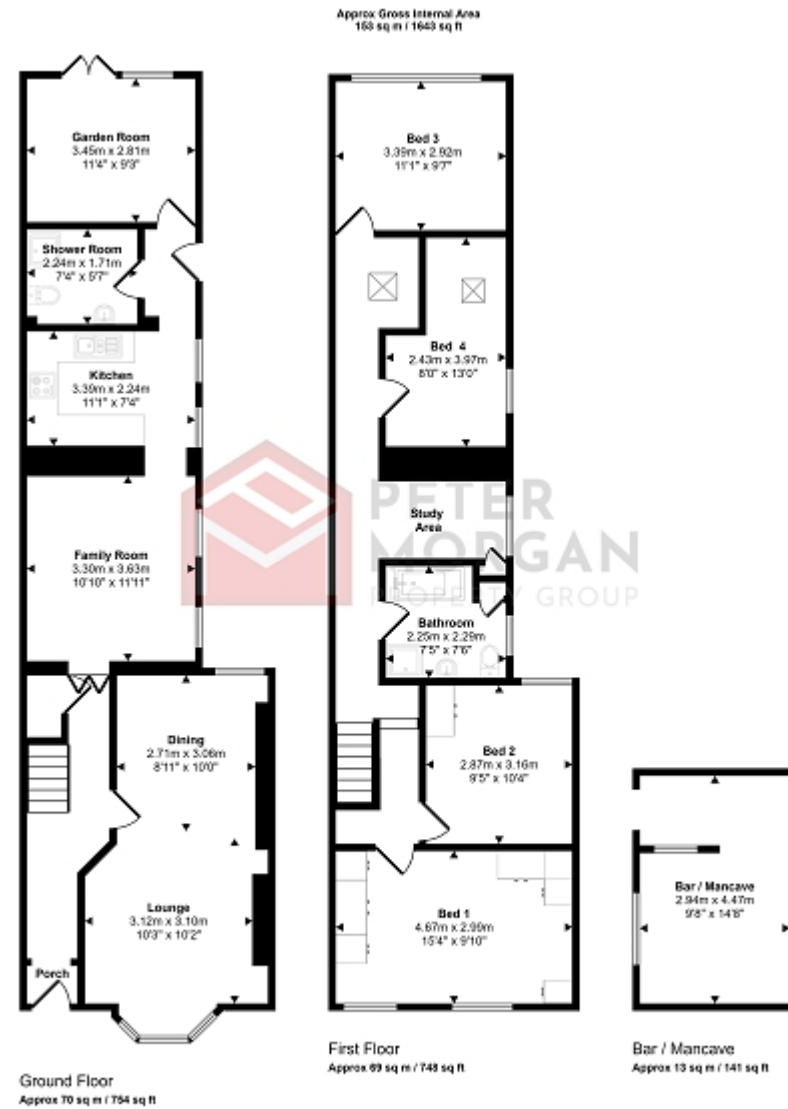
Current heating type Combi

Tenure Freehold








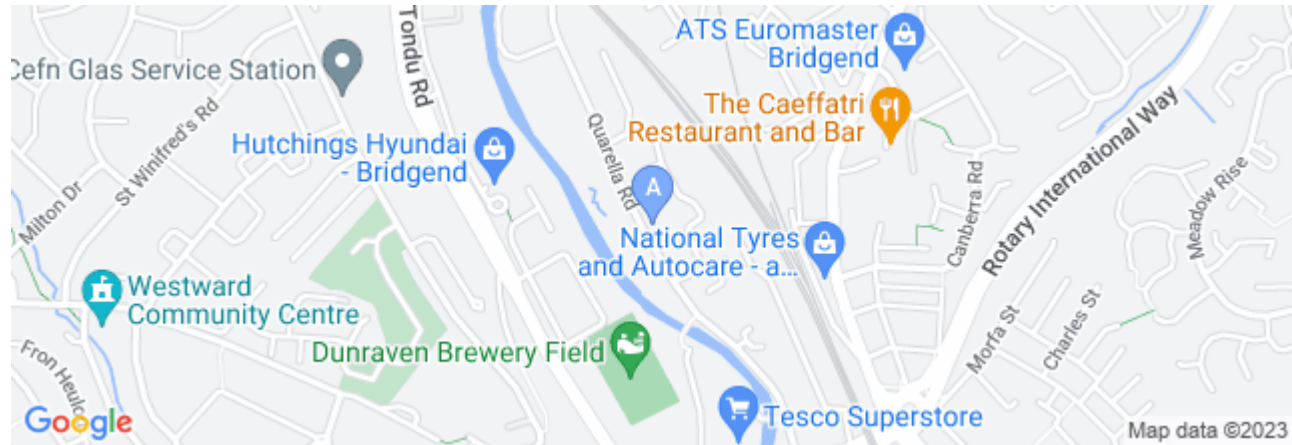


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 260.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



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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