



Gerddi Quarella , Bridgend. CF31 1LG

£192,950

PJC PAYTON
JEWELL
CAINES

Gerddi Quarella , Bridgend. CF31 1LG

An IMMACULATELY PRESENTED four bedroom detached property offering excellent family accommodation and with no ongoing chain. NEUTRALLY DECORATED THROUGHOUT. This family home benefits from being within walking distance of Bridgend Town centre, Tesco Superstore, Bus and Train station. MUST BE VIEWED!

£192,950 - Freehold

- WELL PRESENTED FAMILY HOME
- Four Bedroom Detached Property
- Good Sized Kitchen With Utility Room
- Downstairs Cloakroom, EPC-C
- Ample Driveway Parking Leading To Single Garage
- IDEAL TOWN CENTRE LOCATION



DESCRIPTION

A four bedroom detached property which benefits from, entrance hall, lounge with square archway through to dining room, large kitchen and utility room, downstairs cloakroom and en suite to master bedroom. There is an enclosed sunny aspect rear garden, driveway parking for approx. three vehicles and also benefits from additional parking space at the top of the driveway. Ideal location for those looking to be close to Bridgend Town Centre or Bridgend Train Station. NO ONGOING CHAIN.

ENTRANCE HALL

Access via part glazed PVCu door. Skimmed emulsioned ceiling, emulsioned walls, double radiator, fitted carpet, wall mounted heating controls and alarm system.

LOUNGE (12' 0" x 11' 5") or (3.65m x 3.48m)

Skimmed emulsioned and coved ceiling with centre light. Emulsioned walls, fitted carpet, two radiators and a feature fireplace with inset living flame gas fire set on a marble hearth and back plate with wooden fire surround. Box bay window offers views to the front of the property. Square archway leading into the dining area.

DINING AREA (10' 8" x 8' 10") or (3.26m x 2.69m)

Skimmed emulsioned and coved ceiling with centre light. Emulsioned walls, double radiator, fitted carpet and PVCu double glazed French doors opening onto patio area.

KITCHEN (10' 5" x 9' 4") or (3.18m x 2.84m)

Skimmed emulsioned ceiling with centre light. Emulsioned walls, tiled to splash back areas, ceramic tiled flooring and radiator. A range of wall and base units with complementary work top, stainless steel one and half bowl sink with drainer and mixer tap. Integrated appliances include, dishwasher, electric oven, four ring gas hob and cooker hood. PVCu double glazed window overlooking the rear garden. Understairs storage cupboard. Archway leading into utility room.

UTILITY ROOM (7' 2" x 5' 0") or (2.19m x 1.53m)

Skimmed emulsioned ceiling with one centre light. Part tiled/part emulsioned walls, base units with complementary work top and single drainer stainless steel sink. Wall mounted gas boiler. Space for washing machine, tumble dryer or under-counter fridge. Single radiator, ceramic tiled flooring, PVCu part glazed door gives access to the rear garden, another doorway gives access into w.c./cloakroom.

CLOAKROOM (5' 0" x 2' 10") or (1.53m x 0.87m)

Skimmed emulsioned ceiling with one centre light and emulsioned walls, a two piece suite comprising low level w.c. and wall mounted wash hand basin with tiling to splash back area. PVCu double glazed window with opaque glass to the side aspect, single radiator.

LANDING

Landing has open balustrade, emulsioned ceiling with one centre light and smoke detector. Access into the attic and storage cupboard housing hot water tank, fitted carpet.



MASTER BEDROOM (12' 2" x 11' 8") or (3.71m x 3.55m)

Welcoming master bedroom with built in wardrobes. Skimmed emulsioned ceiling, centre light, emulsioned walls, fitted carpet, radiator.

PVCu double glazed windows with leaded detail offer views over-looking the front garden.

EN SUITE (12' 2" x 4' 8") or (3.70m x 1.41m)

A spacious three piece en-suite comprising of low level w.c. pedestal wash hand basin with tiling to splash back area and separate fully tiled shower enclosure with electric shower and glass pivoting door.

Skimmed emulsioned ceiling with two centre lights, extractor fan, emulsioned walls, ceramic tiled flooring, two PVCu double glazed windows to front aspect with opaque glass. One being of circular design other has leaded detail.

Storage cupboard.

BEDROOM 2 (10' 7" x 8' 7") or (3.23m x 2.61m)

Skimmed emulsioned ceiling with one centre light, emulsioned walls, fitted carpet, radiator, PVCu double glazed window overlooking rear garden. A range of built in wardrobes.

BEDROOM 3 (10' 11" x 7' 10") or (3.33m x 2.38m)

Skimmed emulsioned ceiling with one centre light, emulsioned walls with border detail, fitted carpet, radiator, built in wardrobes. PVCu double glazed window overlooking rear garden.

BEDROOM 4 (7' 5" x 7' 3") or (2.25m x 2.20m)

Skimmed emulsioned ceiling with one centre light, emulsioned walls with border detail, fitted carpet, radiator, built in wardrobe. PVCu double glazed window overlooking the rear garden.

BATHROOM (6' 10" x 5' 7") or (2.09m x 1.71m)

A three piece suite comprising of low level w.c. pedestal wash hand basin and panelled bath with fully tiled walls mixer tap shower attachment and shower curtain. Skimmed emulsioned ceiling with one centre light, extractor fan, emulsioned walls, ceramic tiled flooring and radiator. PVCu double glazed window with opaque glass to side aspect.

OUTSIDE

The rear garden is bounded by stone wall and wood panel fencing, laid mainly to lawn with borders of planted heathers and shrubs, meandering garden path leads to another patio area. The larger patio area is accessed via French doors from the dining room and is ideal for garden furniture.

Side access via garden gate leading to front of property. Outside tap.

The front garden is open plan with lawned area and mature shrubs. Driveway for three/four vehicles with further parking on the left hand side at the top of driveway. Integral garage benefiting from both power and lighting.

DIRECTIONS

From Bridgend Town travelling past Tesco Superstore on the left-hand side, take the next left turning onto Quarella Road - take the first right into Gerddi Quarella where the property can be found taking the first left turning.



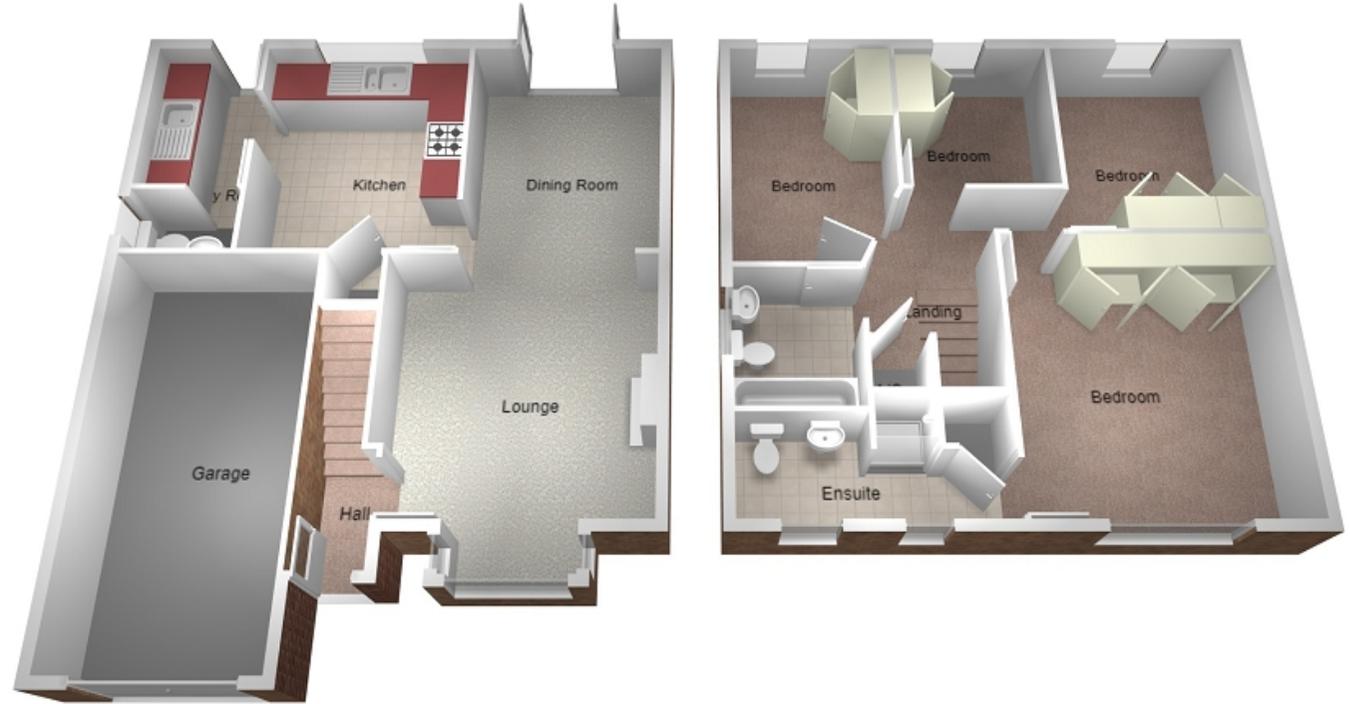
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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.



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