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15 Gerddi Quarella

Bridgend, CF31 1LG

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Asking price **£220,000**

Situated in a central Bridgend location within close proximity to local school, shops and transport links is this well-proportioned three bedroom semi-detached property being sold with no on-going chain with downstairs WC, two reception rooms, ensuite to master bedroom, garage, off-road parking and south west facing rear garden.

No chain

Three bedroom semi-detached

Two reception rooms

Downstairs WC

Ensuite to master bedroom

Conservatory

Garage and off-road parking

Central Bridgend location

Short distance to local schools, shops and transport links

Viewings are highly recommended





Being sold with no on-going chain is this three bedroom semi-detached property benefiting from two reception rooms, downstairs WC, ensuite to master, garage, off-road parking, enclosed south west rear garden and situated in a popular central Bridgend location within close proximity to local schools, shops and transport links.

The property is entered via a partially glazed door into in a porch leading to a frosted glazed UPVC door into the inner hallway with doorways leading to the lounge and internal garage door.

The lounge is a spacious reception room laid to carpet with a featured fireplace, double glazed UPVC window to the front allowing natural light to pour into the space and doorways leading to the dining room and an inner hall. The inner hallway has staircase rising to the first floor

landing and doorway to the WC. The WC has been fitted with a two-piece suite comprising; a low level WC and wash handbasin.

The dining room is a good size reception room laid to laminate flooring, doorway through the kitchen and double glazed doors leading out to the conservatory. The conservatory is made up of the UPVC construction with polycarbonate roof and brick wall with PowerPoint sockets and double glazed French doors leading out to the garden.

The kitchen has been fitted with a matching range of base and eye level units with rolltop work space over comprising; splashback tiles, 1 1/2 stainless steel sink with mixer tap, four burner gas hob with extractor fan, built-in oven, plumbing and space for appliance and space for fridge/freezer. There is a double glazed UPVC window and door giving access to the south west facing garden.

To the first floor landing there is a loft inspection point and doorways to all three bedrooms, family bathroom and airing cupboard.

The main bedroom is an impressive size double room laid to carpet with useful wardrobes and storage above the bed and doorway to the ensuite. The ensuite has been fitted with a three-piece suite comprising; a low-level WC, pedestal wash handbasin and corner shower suite.

There are fully tiled walls to the wet area's and an obscure glazed window to the side.

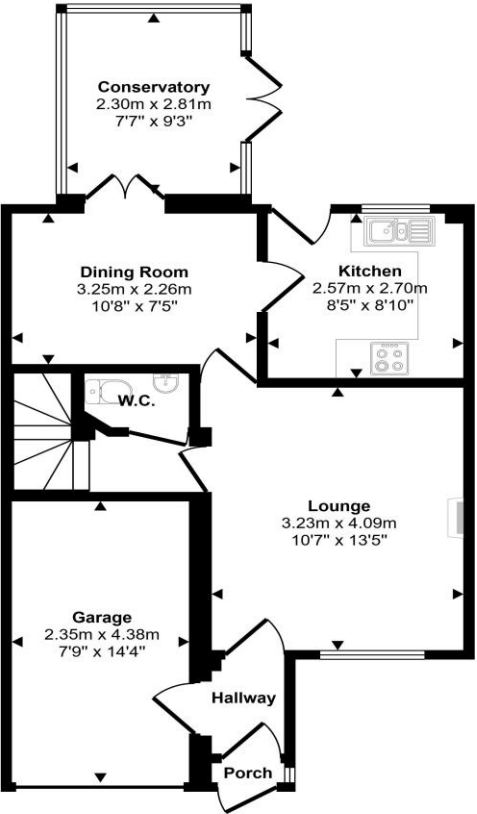
Bedroom two is a good size double room with ample space for furniture and a double glazed window to the rear overlooking the garden. Bedroom three is well- proportioned size room which benefits from built-in storage space and a double glazed window to the front.

The family bathroom has been fitted with a three-piece suite comprising; a low-level WC, pedestal wash handbasin and panel bath with electric shower overhead. There are fully tiled walls in the wet areas, laid to vinyl flooring and an obscure glazed window to the rear.

To the front of the property is a driveway providing off-road parking ahead of the garage which benefits from power and a roller door with a good size front garden laid to lawn, pathway to the property entrance and a gated side access. To the rear of the property is a fully enclosed south west facing garden where the sun can be enjoyed throughout the day, mostly laid to patio, lawn and chipping area's and fully enclosed via a feathered fence.

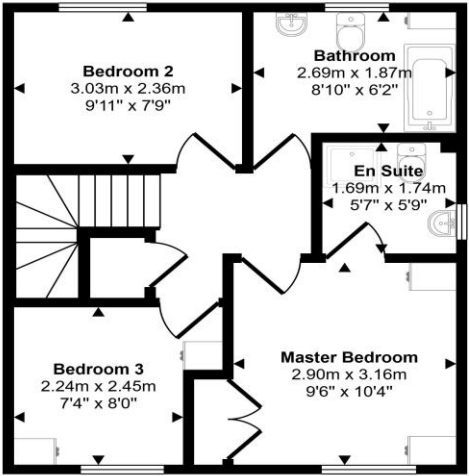
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Approx Gross Internal Area
96 sq m / 1038 sq ft



Ground Floor
Approx 55 sq m / 594 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.



First Floor
Approx 41 sq m / 444 sq ft





Directions

From our office travel along Derwen Road, away from Noltan street. at the junction, filter left, at the roundabout take the 3rd exit. Pass Tesco and turn left at the traffic lights onto Quarella Road. travel for approximately 100 yards then turn right into Gerddi Quarella where number 15 will be found on the left hand side as indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band C
EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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RICS

AWAITING EPC

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