



FOR SALE BY PUBLIC AUCTION

LOT 25

160 Quarella Road, Bridgend, CF31 1JT

A Detached Bungalow Conveniently Located For Bridgend Town Centre. Accommodation Comprises; Kitchen, Dining Room, Lounge, Family Bathroom, Study & 3 Double Bedrooms. Outside; Front Forecourt Garden, Rear Patio & Tiered Garden. Detached Double Garage To Rear. EPC Rating; 'F'.

Guide Price: £85,000 - Freehold



To be offered for sale by Public Auction
Wednesday, 24th of June, 7:00pm
at The Bear Hotel, Cowbridge.

Vendors Solicitor's Messrs Whittinghams, Mr Howard Jones,
5-7 Court Road, Bridgend, CF31 1BE, Telephone: 01656 653485

www.wattsandmorgan.wales

160 Quarella Road

DIRECTIONS

Taking the cross valley link turn left after Tesco into Quarella Road. Proceed along the river embankment and towards the end of the road. The property is located on your right hand side at the end of the road.

ENTRANCE HALL 12' 0" x 3' 3" (3.68m x 1.01m)

Accessed via partially glazed uPVC door with obscure glazed window above. Central ceiling light point. Laminate flooring. Doors lead off in to:-

BEDROOM 1 14' 4" x 10' 0" (4.38m x 3.07m)

uPVC Georgian style bay fronted window. Laminate flooring. Central ceiling light point. Open fireplace with tiled hearth and surround.

BEDROOM 2 11' 3" x 10' 7" (3.43m x 3.25m)

uPVC Georgian style bay fronted window and laminate flooring. Central ceiling light point. Cast iron Victorian fireplace.

BEDROOM 3 10' 11" x 10' 5" (3.33m x 3.20m)

Fireplace with timber framed mantelpiece and timber framed partially glazed door providing access to the side of the property. Central ceiling light point. Laminate flooring.

LOUNGE 12' 9" x 13' 10" (3.89m x 4.23m)

uPVC timber effect window to side elevation. A spacious principal reception room with open fireplace, tiled surround & timber mantelpiece. Laminate flooring. Central ceiling light point.

STUDY 10' 10" x 5' 6" (3.31m x 1.70m)

A versatile additional room with timber framed window to rear elevation. Central ceiling light point. Original wooden floorboards. Loft hatch. Timber framed single glazed window overlooking bedroom 3.

DINING ROOM 10' 2" x 14' 0" (3.10m x 4.27m)

uPVC window to side elevation. Central ceiling light point. Original maple strip flooring. Access to loft. Wall

mounted consumer unit and electric meter. Archway leads off in to:-

REAR ENTRANCE LOBBY 6' 3" x 4' 3" (1.91m x 1.30m)

uPVC obscure glazed timber effect French doors providing access to the side patio and rear garden. Parquet flooring. Central ceiling light point. Bi-folding door leads off in to:-

FAMILY BATHROOM 9' 4" x 6' 11" (2.86m x 2.11m)

Fitted with a 4-piece white suite comprising low level WC, pedestal sink, corner bath and shower cubicle. Ceramic tiles to floor, central ceiling light point, fully tiled. Wall mounted chrome towel radiator. uPVC wood effect obscure glazed window to side elevation.

KITCHEN 7' 3" x 14' 3" (2.21m x 4.36m)

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Solid fuel 'Rayburn Royal' and wall mounted 'Ferroli' combination boiler. 'Belfast' sink, uPVC window to rear elevation, ceramic tiles to floor, fully tiled to walls, central ceiling light point.

OUTSIDE

160 Quarella Road is approached off the main road into a forecourt style garden which has been predominantly paved. Central & side wrought iron gate with railings. Access to the rear garden can be gained via both side of the property. To the side, is a paved patio area beyond which is a tiered predominantly lawned garden with raised decking area. Located at the rear of the garden is a self-contained garage unit with low level storage room accessed from the rear lane. The garden is enclosed by surrounding mature hedgerow.

SERVICES

All mains services connected.

TENURE

Freehold.



NOTE Lane access to rear garage is gained off Quarella Road.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the Energy Performance Certificate is available on request.

PROCEEDS OF CRIME ACT 2002

Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.

PLAN

The plan attached is published for identification purposes only and while every care has been taken its contents cannot be guaranteed

AUCTION SALE CONDITIONS

All parties intending to bid at auction are strongly advised to consult the auctioneer's sale conditions which are available from the agents' office on request or on the website (www.wattsandmorgan.wales)

AUCTION PROCEDURE

The property is to be offered for sale by Public Auction at The Bear Hotel, Cowbridge, CF71 7AF on Wednesday 24th June 2015 at 7.00pm (unless sold prior by Private Treaty). Proposed purchasers are strongly advised to consult their solicitor prior to bidding at the Auction. Buyers who purchase at Auction are required to provide copies of identification (Passport or Photo Card Driving Licence and a recent Utility Bill) for Money Laundering Regulations.

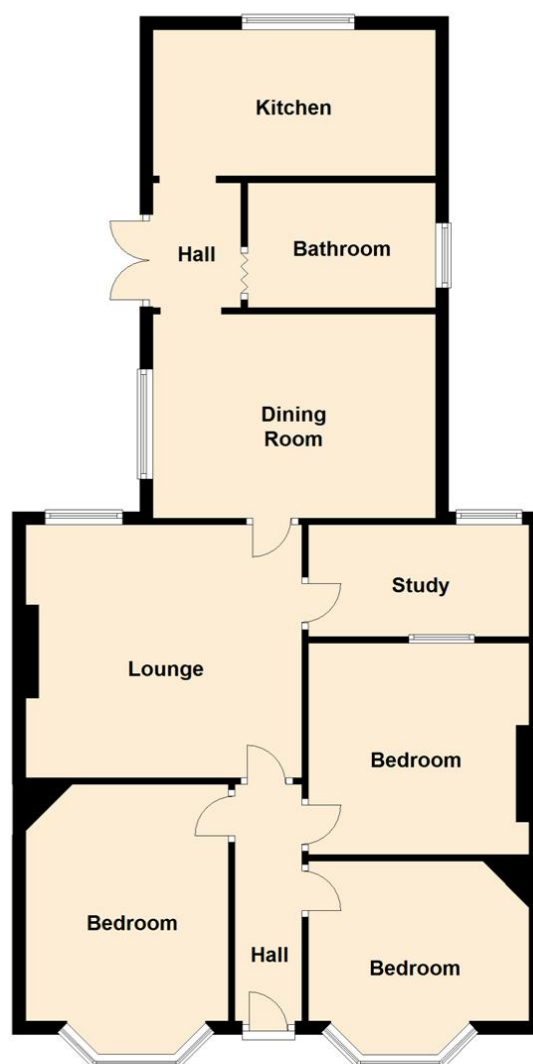
N.B. These sales particulars are subject to change up to and including the day of the auction. It is the responsibility of prospective purchasers to keep aware of any changes made to the marketing information for this property so please check our website regularly for updates at www.wattsandmorgan.wales

This property is offered for sale subject to a Guide Price, it may also be offered for sale subject to a Reserve Price. Our definition of a Guide Price and a Reserve Price is given below.

Guide Price:

An indication of the seller's current minimum acceptable price at auction which is used to assist prospective purchasers in deciding whether or not to pursue a sale.

The Guide Price can be a specific price or range of prices. A Guide Price is different to a Reserve price (see separate definition below).



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		77		70	
	37			30	
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

