

FOR
SALE



PROPERTY SUMMARY

An impressive period residence occupying a prominent position within one of Bridgend's most established and sought-after locations. Quarella House is a distinguished and substantial home offering elegant accommodation arranged over multiple floors, combining timeless architectural character with generous living space well suited to modern family life. Set within mature grounds, the property enjoys a sense of privacy and stature rarely found so close to local amenities.

POINTS OF INTEREST

- 8 bedroom detached house
- Four reception rooms
- Two bathrooms
- Approx 1/3 of an acre
- Substantial period residence
- Walking distance of Bridgend town centre



ROOM DESCRIPTIONS

Ground floor

Entrance hall/ vestibule

2.49m x 1.81m (8' 2" x 5' 11")

Reception 1

4.94m x 4.81m (16' 2" x 15' 9")

Reception 2

4.94m x 4.54m (16' 2" x 14' 11")

Kitchen / Dining Room

4.50m x 7.50m (14' 9" x 24' 7")

Utility

3.86m x 2.34m (12' 8" x 7' 8")

Shower Room

1.17m x 2.29m (3' 10" x 7' 6")

Downstairs w.c.

First floor

Bedroom 1

4.01m x 4.85m (13' 2" x 15' 11")

Bedroom 2

4.01m x 4.54m (13' 2" x 14' 11")

Bedroom 3

4.46m x 3.49m (14' 8" x 11' 5")

Bedroom 4

3.44m x 2.95m (11' 3" x 9' 8")

Bathroom

2.54m x 2.85m (8' 4" x 9' 4")

Second floor

Bedroom 5

4m x 4.86m (13' 1" x 15' 11")

Bedroom 6

4m x 4.55m (13' 1" x 14' 11")

Bedroom 7

4.43m x 3.51m (14' 6" x 11' 6")

Bedroom 8

3.39m x 2.93m (11' 1" x 9' 7")

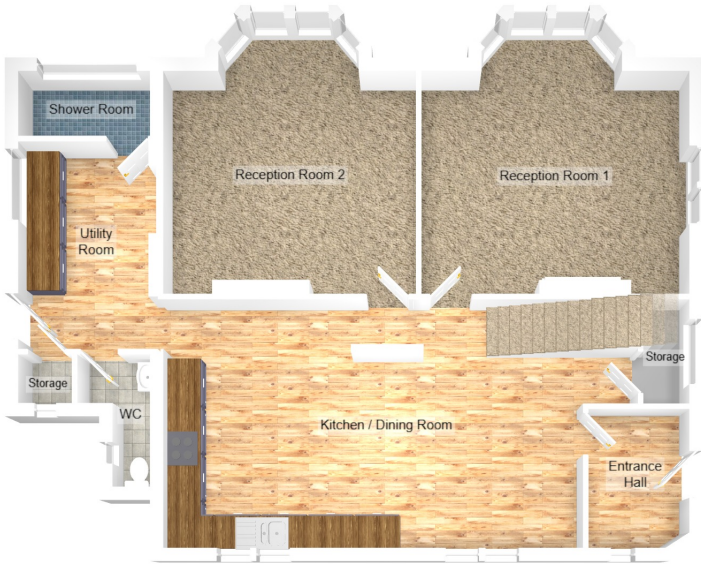
Bathroom

2.53m x 2.90m (8' 4" x 9' 6")

Outside

Off road parking and extensive garden of approximately 1/3 of an acre.





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	