



15, Uxilla Terrace
Bridgend, CF31 3BB

Watts
& Morgan



15, Uxilla Terrace

Bridgend CF31 3BB

£197,500 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A spacious three bedroom semi-detached property being sold with no onward chain. Situated in a popular location in Bridgend within walking distance of local shops, schools, the College, Bridgend Town Centre and close proximity to Junction 36 of the M4. Accommodation comprises of porch, entrance hallway, lounge, sitting room, kitchen/dining room, utility area. First floor landing, three good size bedrooms, 4-piece bathroom and a second WC. Externally offering private drive to the front and a generous landscaped garden. Chain Free.

Directions

* Bridgend town centre - 1.0 Mile * Cardiff - 22.0 Miles *
J35 of the M4 -4.0 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered via a PVC door into the entrance porch with laminate flooring, windows to the side and door leading into the hallway. The entrance hallway has woodblock flooring, generous understairs storage cupboard and a staircase leads to the first floor. To the front of the property is the living room, this is a great size reception room with laminate flooring and a bay window to the front. The sitting room room is a great size second reception room with carpeted flooring, central feature wood burner and sliding doors opening out to the rear garden. The open plan kitchen/dining room has been fitted with a range of coordinating wall and base units with complementary work surfaces over, space is provided for freestanding appliances, there is vinyl flooring, tiled splashbacks and window to the rear. There is ample space for a freestanding dining table with carpeted flooring in the dining area and a door leads into a side porch with access to the rear garden and access to the front.

The first floor landing offers carpeted flooring and all doors lead off. Access to the loft hatch and built-in airing cupboard housing the gas boiler.

Bedroom one is a double bedroom with carpeted flooring and windows to the front. Bedroom two is a second double bedroom with carpeted flooring and windows to the rear. The third bedroom is a single room with carpeted flooring and windows to the front. The bathroom is fitted with a 4-piece suite comprising of a corner shower enclosures with panelling to the walls, bath, WC and wash-hand basin with vinyl flooring and a window to the rear. The second WC is fitted with a WC and wash-hand basin with vinyl flooring.

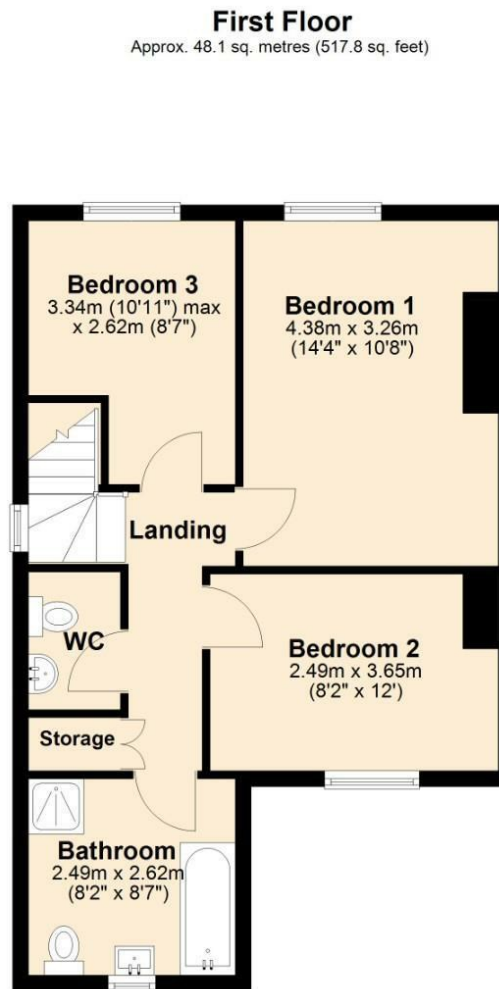
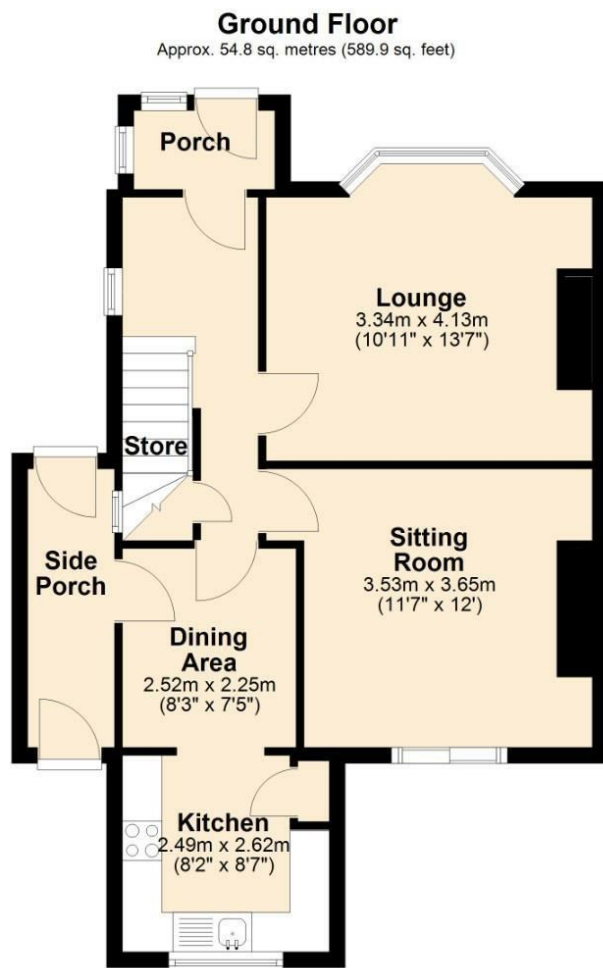
GARDENS AND GROUNDS

Approached off Uxilla Terrace No.15 benefits from a private drive to the front with off-road parking for one / two vehicles and a lawned section. To the rear is a generous enclosed landscaped garden with a spacious patio area perfect for outdoor furniture, the remainder is laid to lawn with an abundance of colourful shrubs and flowers and there is a raised decked seating area.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "D". Council Tax Band "D".

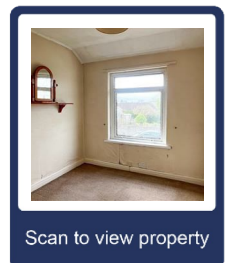




Total area: approx. 102.9 sq. metres (1107.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	81
England & Wales		EU Directive 2002/91/EC





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