



20, Uxilla Terrace
Bridgend, CF31 3BB

Watts
& Morgan



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£280,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A spacious 4 double bedroom semi-detached property situated in a convenient location in Bridgend. This extended property is located within walking distance of local schools, Bridgend College, Bridgend Town Centre and close to all transport links and amenities. Accommodation comprises; entrance hall, open-plan lounge/dining room, kitchen, utility, WC and sitting room. First floor; bedroom one with en-suite shower room, 3 further double bedrooms and a family bathroom. Externally offering a private drive to the front with off-road parking and a low maintenance rear garden.

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 front door into the entrance hallway with laminate flooring and all doors lead off. The sitting room is a great sized second reception room with laminate flooring, windows to the front and a carpeted staircase leads up to the first floor. The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over with tiled flooring, tiled splash-backs and a window over-looking the rear garden. Integrated appliances include; oven/grill and 4-ring gas hob with extractor hood over. Space is provided for a freestanding fridge/freezer and further appliance.

The utility room has work surfaces and space and plumbing is provided for 2 appliances with a window over-looking the rear. The ground floor WC is fitted with a 2-piece suite comprising of a WC and a wash hand basin. The open-plan lounge/dining room is a spacious reception room with carpeted flooring, bay window over-looking the front, a central feature multi-fuel burner on a slate hearth with surround and double doors open out onto the rear garden. There is ample space for both lounge and dining furniture.

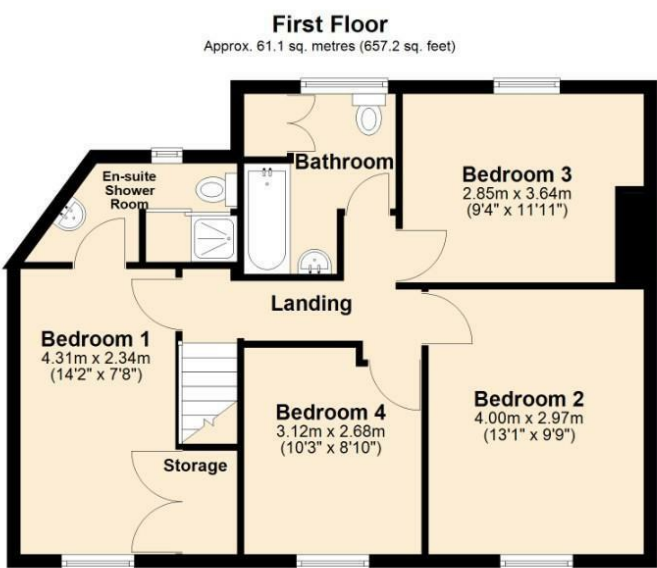
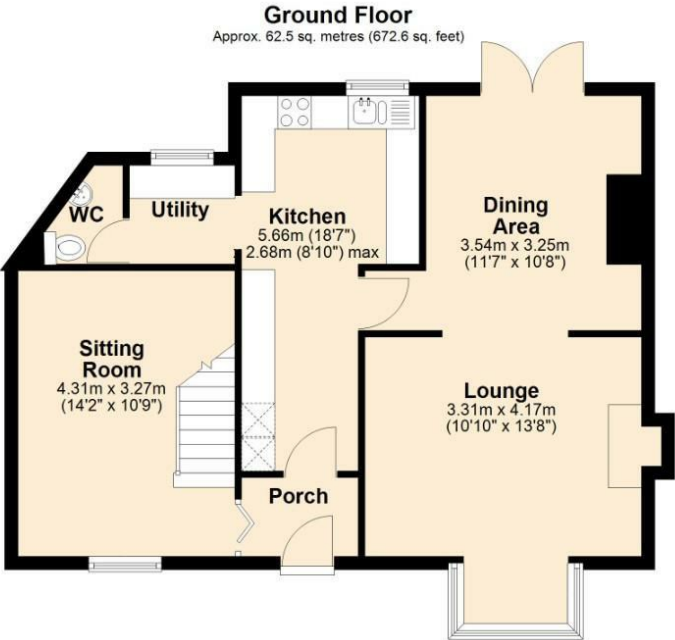
The first floor landing offers carpeted flooring and all doors lead off. Bedroom One is a double bedroom with built-in wardrobes, carpeted flooring and windows to the front. Leading into an en-suite shower room which is fitted with a 3-piece suite comprising of a shower enclosure, WC and a wash hand basin. With fully tiled walls and flooring, a chrome towel rail and a window to the rear. Bedroom Two is a generous second bedroom with carpeted flooring, 2 sets of built-in wardrobes and a window to the front. Bedroom Three is a third double bedroom with carpeted flooring and a window to the rear. The fourth double bedroom benefits from carpeted flooring and a window to the front. The family bathroom is fitted with a 3-piece suite comprising of a panelled bath with over-head shower, WC and a wash hand basin. With vinyl flooring, vinyl tile panels to the walls, a built-in storage cupboard housing the gas boiler and a window to the rear.

GARDENS AND GROUNDS

Approached off Uxilla Terrace, no. 20 benefits from a paved driveway to the front with off-road parking for up to 3 vehicles. To the rear is a low maintenance enclosed garden predominantly laid with timber decking whilst the rest is laid with artificial grass. There is a generous side storage/log store.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Council Tax is Band D' EPC Rating; 'C'.

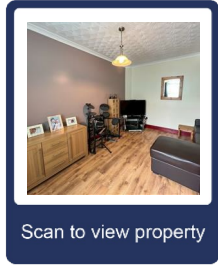


Total area: approx. 123.5 sq. metres (1329.8 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Plan produced using PlanUp.



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		
	70	82
England & Wales		
EU Directive 2002/91/EC		



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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