



Uxilla Terrace, Bridgend, Bridgend County.
CF31 3BB

£189,950



PAYTON
JEWELL
CAINES

Uxilla Terrace, Bridgend, Bridgend County. CF31 3BB

Traditional three bedroom semi detached house comprising entrance porch, entrance hall, TWO RECEPTION ROOMS, CONSERVATORY, kitchen and lean-to. To the first floor are three good sized bedrooms and a bathroom. Enclosed rear garden and ample off road parking to the front.

£189,950 - Freehold

- Traditional three bedroom semi detached house
- Conservatory
- Two reception rooms, Council tax band - C
- First floor bathroom, EPC - D
- Enclosed rear garden and off road parking to the front
- Walking distance of Bridgend town centre



DESCRIPTION

Introducing this three bedroom semi detached house which is located within easy walking distance of Bridgend town centre, Bridgend College as well as the mainline train station. The property benefits from a conservatory to the rear, good size rear garden and two reception rooms.

ENTRANCE

Via PVCu door with frosted glass panels through to the entrance porch.

ENTRANCE PORCH

Three quarter PVCu double glazed windows to the front and side with PVCu below, tiled flooring, PVCu door with frosted panels leading through to the entrance hall.

ENTRANCE HALL

Skimmed ceiling with ceiling light and smoke detector, papered walls with picture rail, high rise cupboard housing the gas and electric meters, radiator and laminate flooring. Staircase leading to the first floor landing and PVCu double glazed window overlooking the side of the property.

RECEPTION 1 (13' 3" max x 10' 11") or (4.03m max x 3.34m)

Measurements into the alcoves 4.18m. Stippled and coved ceiling with ceiling rose and light, skimmed and emulsioned walls with PVCu box bay window overlooking the front of the property. Chimney breast in exposed brick and open fire with stone hearth and alcoves either side. Laminate flooring and radiator.

RECEPTION 2 (12' 0" max x 11' 7") or (3.66m max x 3.53m)

Skimmed, emulsioned and coved ceiling with ceiling light, skimmed and emulsioned walls with one feature papered wall and radiator. Double timber doors with glass panels leading through to the utility room. Chimney breast with alcoves either side with feature fireplace with marble hearth, mantle and surround with inset electric fire. Laminate flooring and a step up to the conservatory.

CONSERVATORY (13' 8" x 8' 2") or (4.17m x 2.49m)

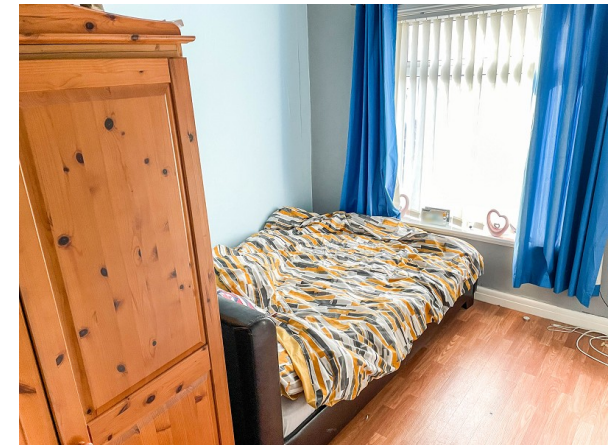
Perspex panelling to the ceiling, PVCu double glazed surrounding windows set on a dwarf wall with exposed brick and PVCu double doors leading onto the rear garden. Laminate flooring.

KITCHEN (8' 2" x 7' 4") or (2.50m x 2.24m)

Skimmed and emulsioned ceiling with ceiling light, emulsioned and skimmed walls with tiling to splash back areas, PVCu double glazed window overlooking the rear of the property and wall mounted Ideal Logic combination gas boiler. The kitchen comprises a range of wall and base units in shaker style with coordinating work surfaces, inset sink with drainer and mixer tap and integrated electric hob and double oven. Wall mounted electric heater and space and plumbing for automatic washing machine and fridge/freezer. Tiled flooring and bi-fold timber door leading through to the lean-to.

LEAN-TO (11' 11" x 2' 11") or (3.64m x 0.89m)

Skimmed and emulsioned ceiling with inset spot lights and velux window, two sets of PVCu doors with frosted glass panel, one leading to the rear garden and one to the front. Electric points and tiled flooring.



LANDING

Via stairs with fitted carpet and wooden balustrade. PVCu double glazed window overlooking the side of the property, stippled and coved ceiling, papered walls and laminate flooring.

BEDROOM 1 (14' 8" x 10' 10") or (4.47m x 3.30m)

Skimmed, emulsioned and coved ceiling with ceiling light, skimmed and emulsioned walls with one feature papered wall, radiator and PVCu double glazed window overlooking the front of the property. Chimney breast with alcoves to either side and fitted carpet.

BEDROOM 2 (11' 3" max x 8' 9") or (3.44m max x 2.67m)

Skimmed, emulsioned and coved ceiling with ceiling light, papered walls, radiator, PVCu double glazed window overlooking the front of the property and vinyl flooring in wood effect.

BEDROOM 3 (12' 5" max x 8' 1" max) or (3.78m max x 2.47m max)

Skimmed, emulsioned and coved ceiling with ceiling light, loft access, skimmed and emulsioned walls, radiator, PVCu double glazed window to the rear of the property and fitted carpet.

BATHROOM (8' 2" x 7' 2") or (2.49m x 2.18m)

Measurements narrow to 1.24m. Skimmed and emulsioned ceiling with ceiling light, part skimmed and emulsioned / part tiled walls, PVCu frosted double glazed window overlooking the rear of the property. Wall mounted chrome heated towel rail and vinyl flooring. Three piece suite in white comprising a low level w.c. wash hand basin with vanity beneath and p shaped bath with overhead shower and glass shower screen.

OUTSIDE


Enclosed rear garden with areas laid to patio, decking and lawn. Fish pond. To the front is a block pavia driveway with off road parking for two cars.

DIRECTIONS

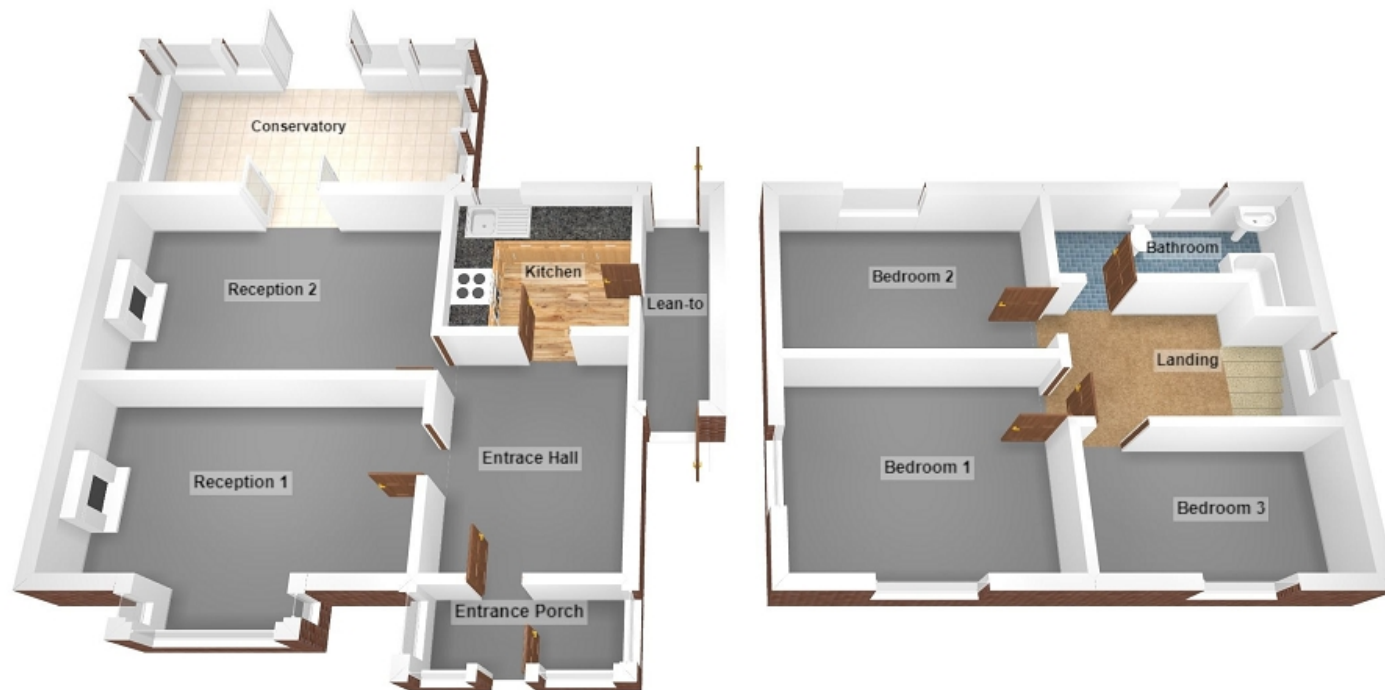
Travelling past Bridgend college on your right hand side, take a second left onto Jubilee Crescent, at the end of the road take a right onto Uxilla Terrace and the property can be found on the left hand side.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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