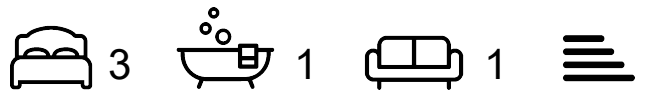




## Haywain Court

Brackla, Bridgend, CF31 2ED

£185,000



21 HAYWAIN COURT is a 3 BEDROOM SEMI DETACHED property found close to the town centre of BRIDGEND, tucked away at the end of a cul de sac.

Briefly comprising: LOUNGE, KITCHEN DINING, 3 BEDROOMS & BATHROOM, with enclosed REAR GARDENS and front DRIVEWAY and 2 additional allocated spaces.

The property would make an ideal first time purchase, with potential for investment.





## General

The property is found in the Hendre area of Pencoed which is a small town of around 12,000 population. Conveniently just off junction 35 of the M4 in South Wales, Pencoed is found in the County of Bridgend. Just a 20 min drive can get you to Cardiff or Swansea, Coast or Countryside.

The town boasts many facilities and amenities including: 2 Primary Schools, Comprehensive School, New Doctors Surgery, Mainline Train Station and Bus routes, variety of shops, takeaways, pubs, Swimming Pool and Leisure facilities, all within walking distance.

## Hallway

with carpets, skimmed walls and ceilings with central lighting, upvc front door, stairs to first floor, doors to:

## Lounge 14'8" x 11'9" (4.47m x 3.58m)

With carpets, skimmed walls & ceilings which are covered, central light fitting, radiator, power & tv points, window to front open arch to dining

## Kitchen Dining

Laminate flooring in kitchen and carpet in dining, skimmed walls & ceilings which are covered with central light fittings, radiator, selection of base and wall units in formica with granite effect worktops and tiled backsplash, sink and drainer with mixer tap, window and door to rear garden.

## Landing

With carpets, skimmed walls and ceilings which are covered with central lighting, window to side, attic access, wood bannister with spindles, doors to:

## Bedroom 1 15'1" x 9'4" (4.60m x 2.84m )

with carpets, skimmed walls and ceilings with central lighting, built in wardrobes along one wall with mirrored doors, window to rear, radiator.

## Bedroom 2 8'11" x 8'3" (2.72m x 2.51m)

with carpets, skimmed walls and ceilings with central lighting, window to front, radiator.

## Bedroom 3 6'1" x 5'6" (1.85m x 1.68m)

with carpets, skimmed walls and ceilings with central lighting, window to front, radiator.

## Bathroom 9'0" x 5'11" (2.74m x 1.80m )

with vinyl flooring and tiled / skimmed walls and ceilings with central lighting, 3 piece suite wc, sink and bath with mixer shower, towel radiator.

## Gardens

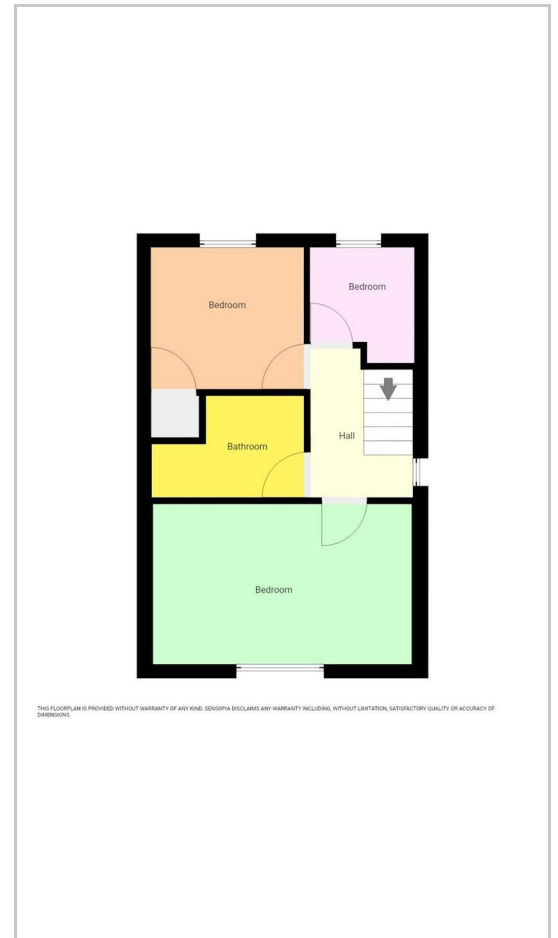
Enclosed rear gardens which is mostly patio with some mature borders, side gated access.

Front open gardens with tarmac driveway and grass to front, two additional parking spaces allocated.

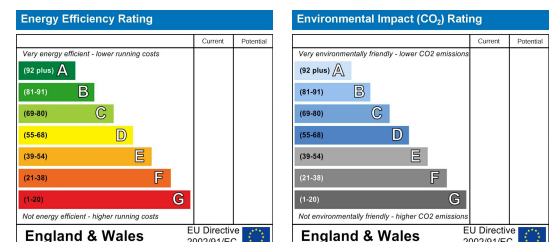
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

18 Coychurch Road, Pencoed, Bridgend, CF35 5NG

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