

Flat 3 Haywain Court
Bridgend
Bridgend County
CF31 2ED

£119,950



- Well Presented First Floor Apartment
- Lounge / Fitted Kitchen
- Two Good Size Bedrooms
- Shower Room
- Communal Entrance with Intercom
- Allocated Parking
- Walking Distance To Town Centre & Train Station
- Tucked Away On A No Through Road
- OFFERED WITH NO ONGOING CHAIN

Ref: PRA11070

Viewing Instructions: Strictly By Appointment Only



General Description

TWO BEDROOM FIRST FLOOR APARTMENT OFFERED WITH NO ONGOING CHAIN Daniel Matthew Estate Agents are pleased to offer for sale this nicely presented self contained first floor apartment with parking. The property is conveniently situated within walking distance to Bridgend Town Centre and train station and is an ideal buy for a first time buyer or investor. The property comprises of a communal entrance with intercom, stairs to first floor, hallway, kitchen / living room, two good size bedrooms and shower room. The apartment can be found tucked away in a private location with no through traffic. To arrange a view on this property please contact us on 01656 750764.

Accommodation

Communal hallway

Communal Entrance with intercom. Staircase to first floor landing. Door accessing number 3.

Entrance Hallway

Entrance hallway which has artexed ceilings, fitted carpets, intercom and doors leading to all rooms. Storage cupboard.



Kitchen/Diner/Lounge (24' 0" x 10' 8") or (7.32m x 3.24m)

Narrowing to 2.30m in kitchen area.

A spacious room with the lounge area having a UPVC double glazed window to the front of the apartment with radiator under. Artexed ceiling and fitted carpets. The kitchen area has a UPVC double glazed window to the rear. Fully fitted kitchen with a range of wall and base units with coordinating work surfaces and tiling to splash back areas. Cupboard housing central heating boiler. One and a half bowl stainless steel sink with drainer and mixer tap. Plumbing for washing machine and space for utilities with cooker to remain. Artexed ceiling with fluorescent strip lighting and vinyl flooring. Broom cupboard.



Bedroom One (10' 8" x 9' 8") or (3.26m x 2.95m)

Situated to the front of the property with a UPVC double glazed window with roller blind and radiator under. Artexed and coved ceiling. Fitted carpets.



Bedroom Two (10' 10" x 6' 9") or (3.30m x 2.05m)

Situated to the rear of the property with a UPVC double glazed window and radiator under. Artexed and coved ceiling. Laminate flooring.



Shower Room (8' 0" x 5' 6") or (2.45m x 1.68m)

A three piece suite in white which includes a WC, vanity unit with built in wash hand basin, double cubicle shower. Obscure UPVC double glazed window. Artexed ceiling with spot lights and vinyl flooring. Vertical heated towel rail.

Communal Garden

Communal garden area with parking area.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C78

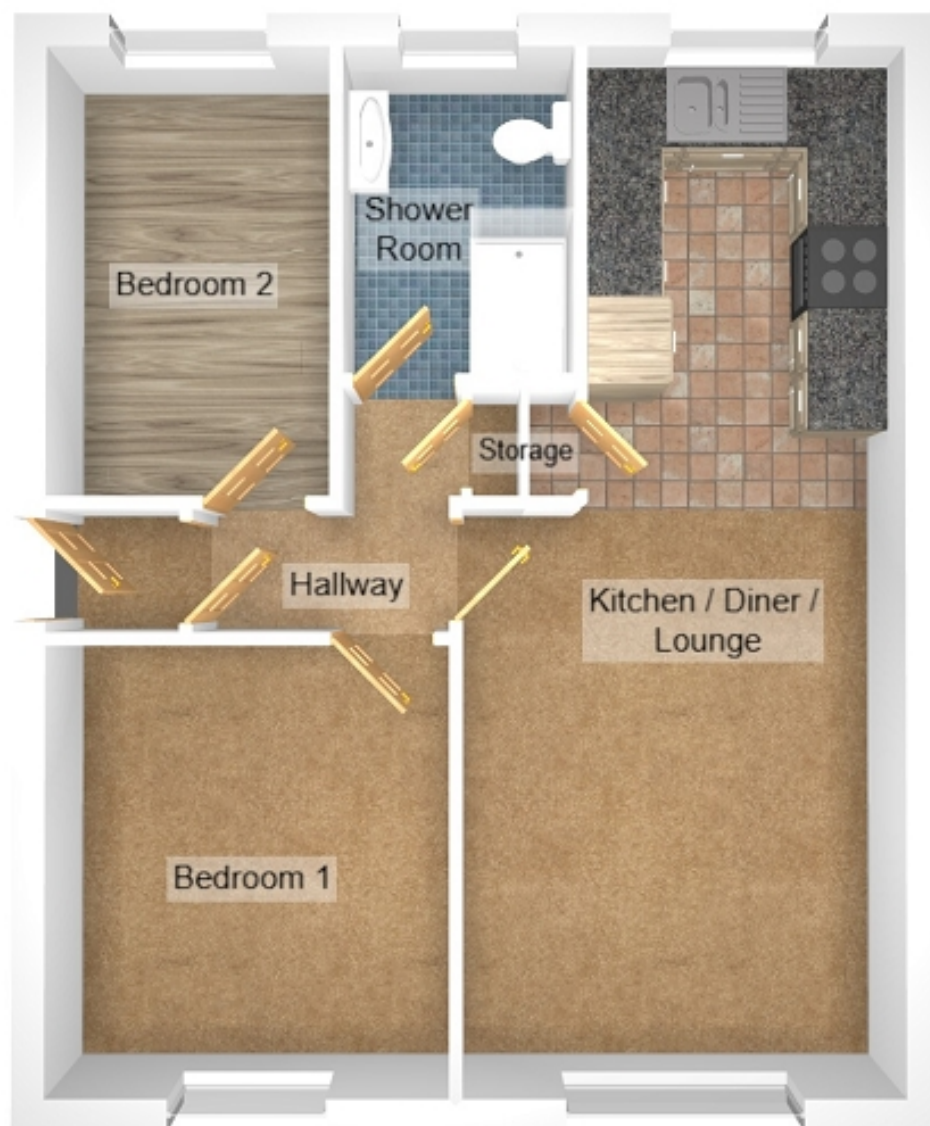
Tenure

We are informed that the tenure is Leasehold

Council Tax

Band A





Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.