





3 The Flats Haywain Court, Bridgend

£117,000 Leasehold

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

DanielMatthew
ESTATE AGENTS







- Well Presented First Floor Apartment
- OFFERED WITH NO ONGOING CHAIN
- 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







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

Kitchen/Lounge
24' 0" x 10' 8" (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" (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" (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" (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.



GARDEN

Communal garden

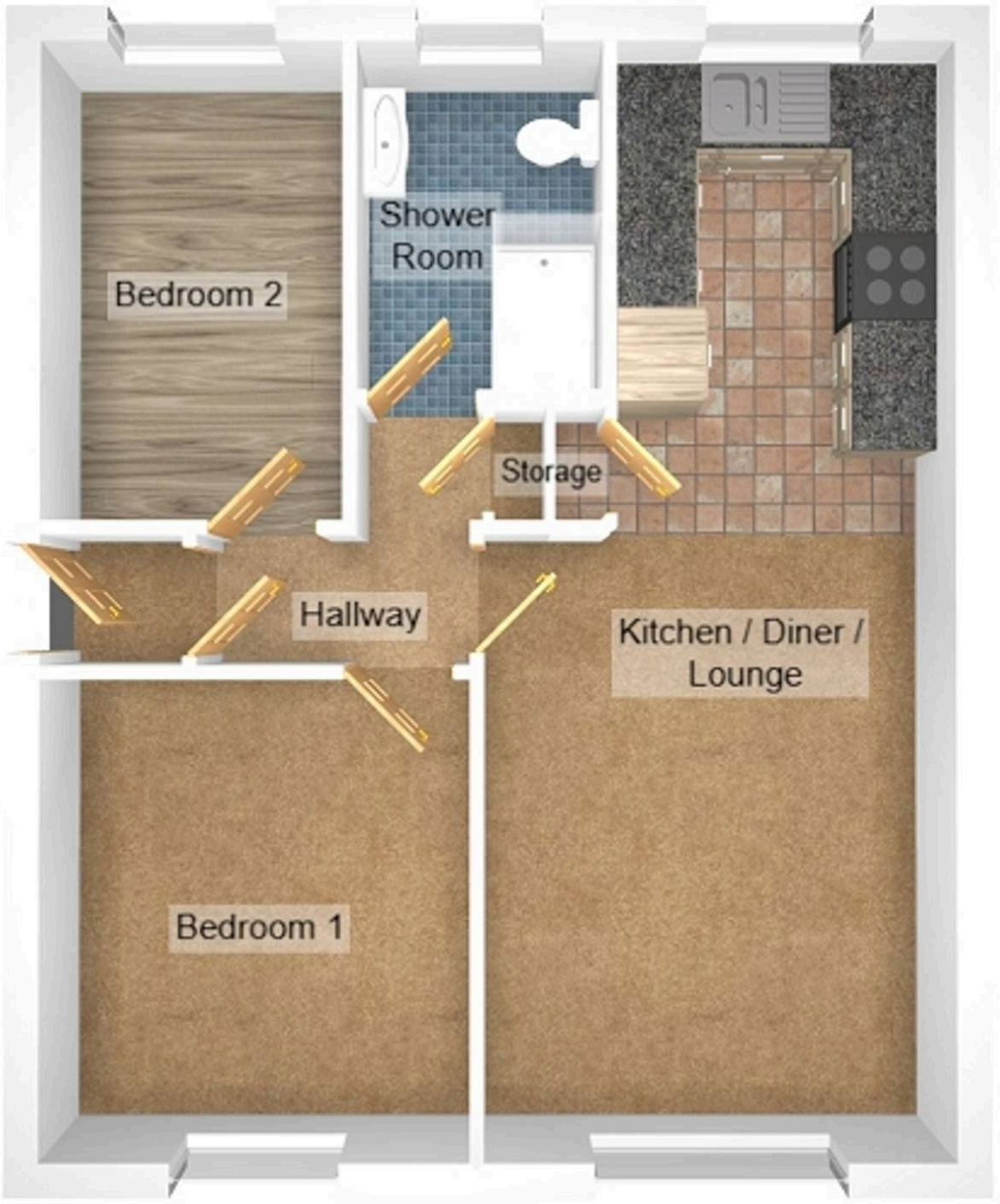











Bedroom 2
Shower Room
Storage
Hallway
Kitchen / Diner / Lounge
Bedroom 1