



## 6 Heronston Park Heronston Lane

Bridgend, CF31 3BZ

Price £205,000

HARRIS & BIRT



A well presented, three bedroom, park home situated in a convenient location on the outskirts of the village of Ewenny and close to Bridgend town centre. This home benefits from a large open plan living/dining room, a spacious kitchen, two double bedrooms, master en suite, and a further single bedroom, currently in use as a study, as well as a well appointed shower room. Outside enjoys the benefit of an enclosed rear garden offering wonderful countryside views with Ewenny Priory in the distance, off road parking for two vehicles and a useful brick built storage shed.

Situated in the sought after Heronston Lane to the south of Bridgend with outstanding views across to Ewenny Priory on an exclusive Park Home development for people aged 50 years and over. The property is close to local amenities and is within a ten minute drive to the popular Ogmores By Sea and Southerndown coast line. Heronston Park is an exclusive residential gated development of 40 Park Homes set within a semi rural location and enjoying countryside views.



## Accommodation

### Entrance Hall 6'3 x 9'8 (1.91m x 2.95m)

The property is entered via decorative part glazed front door into a spacious entrance hall. Recessed cloaks cupboard. Fitted carpet. Radiator. Wall & ceiling spotlights. Door to inner hall. Opening through to dining room.

### Dining Room 8'9 x 9'8 (2.67m x 2.95m)

Large window overlooking the front. Fitted carpet. Radiator. Ceiling spotlights. Archway into living room.

### Living Room 10'9 x 19'8 (3.28m x 5.99m)

Two picture windows overlooking open fields beyond. Further window to the front. Sliding patio doors to the rear. Feature fireplace with coal effect electric fire set on decorative hearth with wood surround. Fitted carpet. Two radiators. Wall & ceiling spotlights.

### Kitchen 11'1 x 9'8 (3.38m x 2.95m)

Door from dining room into modern fitted kitchen with features to include: a range of wall and base units in high gloss cream with wood effect worksurfaces and decorative tiled splashbacks. 1.5 bowl inset sink with curved mixer tap. Four ring gas hob with electric fan oven under and electric extractor hood over. Integrated fridge/freezer behind matching decor panel. Undercounter integrated dishwasher behind matching decor panel. Further worksurface with integrated washing machine behind matching decor panel. Decorative glazed wall cabinets. Window overlooking sides. Part obscure glazed back door. Wood effect laminate flooring. Radiator. Ceiling spotlights.

### Inner Hallway 10'2 x 2'10 (3.10m x 0.86m)

Fitted carpet. Loft access hatch. Ceiling spotlights. Doors to bedrooms and bathroom. Recessed storage cupboard with shelving.

### Master Bedroom 10'4 x 9'9 (3.15m x 2.97m)

Large window overlooking rear. Fitted dressing table with drawers. Fitted double wardrobes with part mirrored doors. Fitted bed side tables with over head storage. Fitted carpet. Pendant ceiling light. Door through to en suite.

### Master En Suite 4'7 x 6'9 (1.40m x 2.06m)

Low level WC. Pedestal wash hand basin with tiled splashback. Fully tiled corner shower cubicle with wall mounted mains connected shower. Obscure glazed window to rear. Fitted carpet. Radiator. Pendant ceiling light. Extractor fan. Shaving point.

### Bedroom Two 9'2 x 9'8 (2.79m x 2.95m)

Large window overlooking front. Fitted bedside drawers with overhead storage. Fitted wardrobes with part mirrored doors. Fitted carpet. Radiator. Pendant ceiling light.

### Study/Bedroom Three 6'1 x 9'8 (1.85m x 2.95m)

Currently in use as a study with fitted units with worktops and drawers for storage. Window to rear. Fitted carpet. Radiator. Pendant ceiling light.

### Bathroom 8'8 x 6'6 (2.64m x 1.98m)

Modern suite in white comprising low level WC, vanity unit containing sink with storage below and large shower cubicle with wall mounted, mains connected shower. Recessed storage cupboard with radiator and shelving. Tile effect vinyl flooring. Obscure glazed window to side. Part tiled walls. Radiator. Ceiling light. Extractor fan.

## Outside

The property has allocated parking for two cars. Brick built storage shed with light and power to the rear. The gardens are paved for ease of maintenance and wrap around the entirety of the home. Outside electricity point.

## Services

Gas central heating - Gas is individually metered. 2 year fixed contract commencing 12th February 2025 with Flogas.

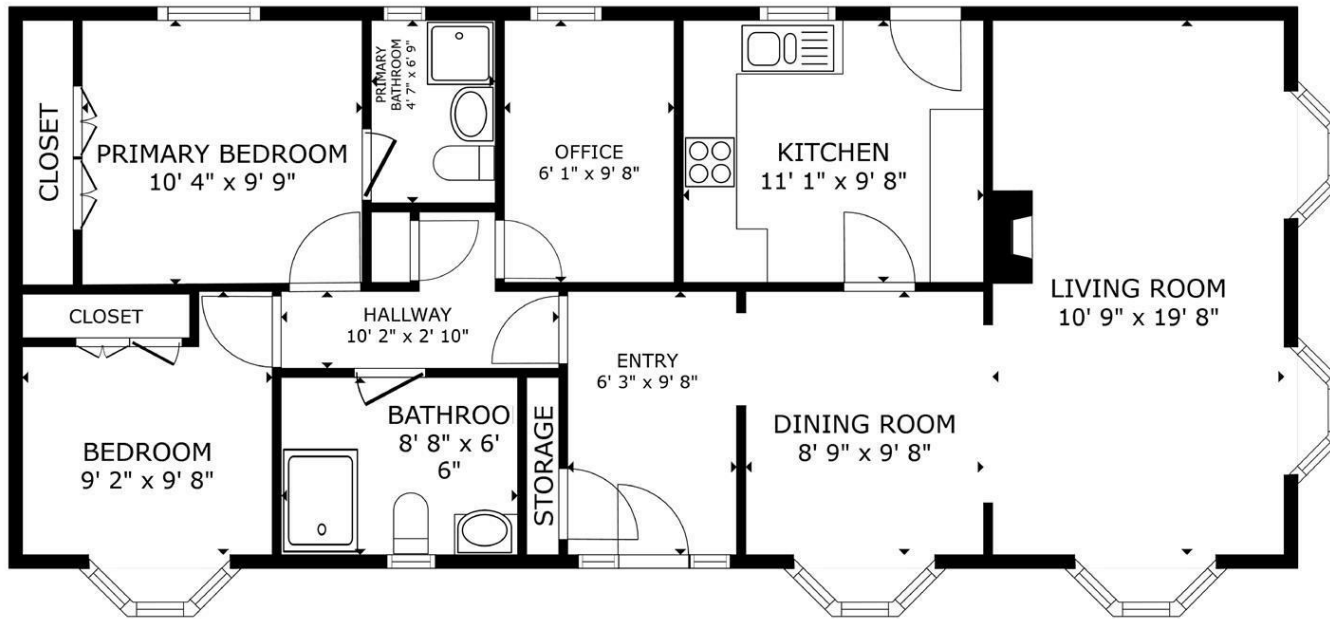
Mains drainage. & water

The Site Fee is £181.91 per month.

Council Tax Band - C







FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 941 sq.ft.  
TOTAL : 941 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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