

25 Heronston Park

Heronston Lane, Bridgend CF31 3BZ

£219,000

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An immaculately renovated park home situated in a convenient location on the outskirts of the village of Ewenny and close to Bridgend town centre. The spacious accommodation briefly comprises: entrance hall, open plan kitchen/dining/living room, utility room, master bedroom with en suite and walk-in dressing room, a further double bedroom, a study/bedroom and a bathroom. Outside enjoys the benefit of an enclosed rear garden, off road parking for several vehicles and a useful 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 Ogmore 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 5'4 x 5'0 (1.63m x 1.52m)
The property is entered via obscure part glazed front door into entrance hall. Wood effect laminate flooring. Radiator. Space for cloaks. Pendant ceiling light. Opening through to utility room.

Utility Room 5'1 x 5'0 (1.55m x 1.52m)
Range of wall and base units with marble effect worksurfaces. Space for undercounter washing machine and tumble dryer. Cupboard housing Worcester combination gas boiler. Window overlooking front. Continuation of flooring from entrance hall. Radiator. Pendant ceiling light.

Kitchen/Dining Room 13'3 x 20' max (4.04m x 6.10m max)
Modern fitted kitchen with features to include; a range of wall and base units with laminate worksurfaces over and matching splashbacks. Inset single bowl sink with mixer tap and drainer. Flavel range cooker with five ring hob, two ovens and warming drawer, decorative glass splashback and extractor hood over. Space for undercounter dishwasher. Double height integrated fridge and separate freezer behind matching decor doors. Window overlooking side. Continuation of flooring from hallway. Opening through to dining area with space for table and chairs and patio doors opening onto side terrace. Radiator. Ceiling spotlights. Decorative pendant ceiling light. Opening through to living room.

Living Room 14'10 x 14'7 (4.52m x 4.45m)
Dual aspect windows to front and side. Decorative feature fireplace containing coal effect electric fire set on granite hearth with decorative surround. Continuation of flooring from dining room. Radiators. Pendant ceiling lights.

Inner Hallway 11'4 x 2'11 (3.45m x 0.89m)
Continuation of flooring from dining room. Loft access hatch. Doors to all bedrooms.

Master Bedroom 10'11 x 9'8 (3.33m x 2.95m)
Spacious master bedroom with range of fitted furniture including bedside cabinets and fitted drawers. Window overlooking side. Continuation of flooring from inner hall. Radiator. Decorative pendant ceiling light. Walk-in dressing room with hanging rails. Door to en suite.

Master En Suite 6'6 x 4'9 (1.98m x 1.45m)
Modern en suite shower room with features to include; large shower cubicle with wall mounted mains connected shower and sliding door. Vanity unit containing low level hidden cistern WC, counter top wash hand basin with mixer tap and storage underneath. Decorative PVC panelled walls. Continuation of flooring from bedroom. Ceiling spotlights. Towel warmer. Extractor fan. Shaving point.

Bedroom Two 9'2 x 9'8 (2.79m x 2.95m)
Window overlooking side. Fitted wardrobe with mirrored door. Continuation of flooring from inner hall. Radiator. Pendant ceiling light.

Study/Bedroom Three 5'0 x 6'9 (1.52m x 2.06m)
Window to side. Continuation of flooring from inner hall. Radiator. Pendant ceiling light.

Bathroom 6'1 x 6'9 (1.85m x 2.06m)
Modern fitted suite with features to include; corner shower cubicle with wall mounted mains connected shower and sliding doors. Low level hidden cistern WC. Vanity unit containing sink with mixer tap and storage below. Obscure glazed window to side. Decorative PVC wall panels. Continuation of flooring from inner hall. Vertical heated towel warmer. Ceiling spotlights. Extractor fan. Shaving point.

Outside
The front of the property enjoys a brick paved driveway with parking to front and side. Steps with wrought iron railings lead to front door. Wrought iron pedestrian side gate leads to a spacious rear garden. Laid with a combination of Cotswold chippings and paving slabs. Area laid to Astroturf. Pretty planted boarders. Fenced boundaries. Storage shed to remain. Outside tap and plug socket.

Services
Gas central heating - Gas is individually metered. Mains drainage. & water. The Site Fee is £188.28 per month. Council Tax Band - C



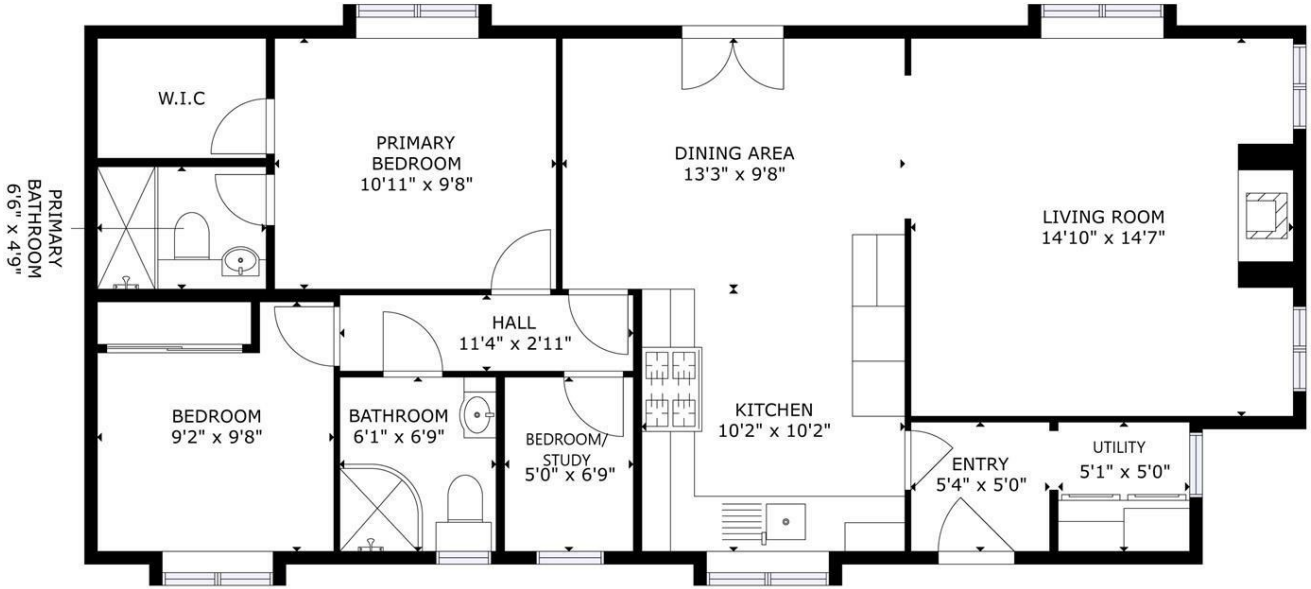
















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