



Heronston Lane, Ewenny, Bridgend County.
CF31 3BZ

£189,950



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Two bedroom detached PARK HOME FOR THE OVER 50s ONLY comprising entrance hall, open plan lounge/diner, kitchen, UTILITY, study/bedroom 3, landscaped rear garden with views of the surrounding countryside, Off road parking for three cars, external shed that could be used as a home office. NO ONWARD CHAIN.

£189,950

- Two double bedroom with Study/third bedroom
- Master bedroom with ensuite and walk in wardrobe
- Landscaped rear garden with views
- Off road parking for three vehicles
- Park home for the OVER 50s ONLY, EPC - D
- Convenient access to the A48 and M4
- NO ONWARD CHAIN



DESCRIPTION

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 within a ten minute drive to the popular Ogmore by Sea and Southerndown coastline.

Heronston Park is an exclusive residential gated development of 40 Park Homes set within a semi rural location and enjoying countryside views.

The home was manufactured and sited in 2007 and was remodelled and completely refurbished in 2017/2018. The traditional plywood/Resitex external cladding has been removed and replaced with additional studding and Celetex insulation. Tyvek membrane and a maintenance free stone faced PVCu cladding. At the same time the Facia boards, Soffits and guttering were all replaced.

The work on the external cladding involved the removal, refitting and resealing of all windows and doors. The current owners have maintained and presented the property with care.

The vendor is selling a lifetime lease for the property which is subject to a service charge of approx £163 per calendar month.

ENTRANCE

Via the side of the property through a part frosted glazed PVCu front door into the entrance hall finished with coved ceiling, papered walls, skirting and a vinyl floor. Three fitted storage cupboards. Recessed alcove with LED lighting and storage below.

STUDY (6' 3" x 6' 1") or (1.90m x 1.85m)

Overlooking the side via a PVCu double glazed window and finished with central light fitting, coved ceiling, papered walls, skirting and vinyl floor. Fitted office furniture to include chest of drawers, desk and area for printers and storage.

OPEN PLAN LOUNGE/DINER (19' 0" max x 19' 4" max) or (5.80m max x 5.90m max)

L shaped. Flooded with natural light via PVCu double glazed full height and feature windows to all aspects, two with fitted Venetian blinds within the panes and the remainder fitted with curtain poles and curtains. French doors lead to the rear garden.

The lounge/diner is finished with two central light fittings, coved ceiling, papered walls, skirting and fitted carpet. Feature log effect fire with marble surround. Two modern vertical radiators. Wall lights. Open arch way through into the kitchen.



KITCHEN (12' 10" x 8' 2") or (3.90m x 2.50m)

Overlooking the side via a PVCu double glazed window with a fitted Roman blind and finished with a PVCu ceiling with central light fitting, emulsioned walls and a vinyl floor. A range of low level and wall mounted kitchen units in high gloss with a wood grain walnut finish, high gloss complementary roll top work surface with splash back plinth and inset one and a half basin sink with glass drainer and swan neck tap. Integrated ceramic stove with an overhead extractor hood and glass splash back. Integrated appliances include fridge, freezer, dishwasher and waist height electric combination oven and warming tray. Arch way through to utility.

UTILITY

Part frosted glazed PVCu door to the side, PVCu ceiling with central light fitting, matching wall mounted and low level kitchen units with roll top work surface. Plumbing for automatic washing machine and space for tumble drier. Wall mounted Viessman LP gas fired boiler.

SHOWER ROOM

PVCu frosted glazed window to the side, papered and coved ceiling, central light fitting, wall mounted extractor, papered walls and vinyl floor. Three piece suite in white comprising WC, raised wash hand basin with chrome mixer tap, storage below and vanity shelf with fitted mirror and lighting, large walk in shower with glazed doors housing a plumbed shower with hand attachment and rainwater head.

BEDROOM 1 (12' 2" x 9' 6") or (3.70m x 2.90m)

Dual aspect natural light via PVCu double glazed window to the front and to the side and finished with a coved ceiling, central light fitting, papered walls, wall mounted vertical modern radiator, fitted low level chest of drawers, built in walk in wardrobe, skirting and fitted carpet.

EN-SUITE

PVCu frosted glazed window to the side, PVCu ceiling with central light fitting, feature LED over shower cubicle, papered walls, heated chrome wall mounted towel rail and vinyl floor. Three piece suite in white comprising WC with storage behind and vanity shelf, wash hand basin with chrome mixer tap, storage below and to the side, quadrant style shower cubicle with glazed sliding doors housing a plumbed shower with hand attachment and rainwater head.

BEDROOM 2 (9' 6" x 8' 8") or (2.90m x 2.65m)

Measurements to the face of the fitted wardrobes. Overlooking the front via PVCu double glazed window and finished with central light fitting, papered and coved ceiling, papered walls with one feature papered wall, wall mounted modern vertical radiator, three double fitted wardrobes, display cabinet, shelving, skirting and fitted carpet.



OUTSIDE

Enclosed South facing rear garden with beautiful views laid to patio, lawn, raised beds with mature trees and shrubs.

To the side there is a further patio with arbour. Small timber greenhouse and a solid built shed with PVCu double glazed French doors and a PVCu double glazed window to the front, power and light and would make an ideal home office.

To the front there is off road parking for two cars.


NOTE

Service charge of approximately £163 per calendar month.

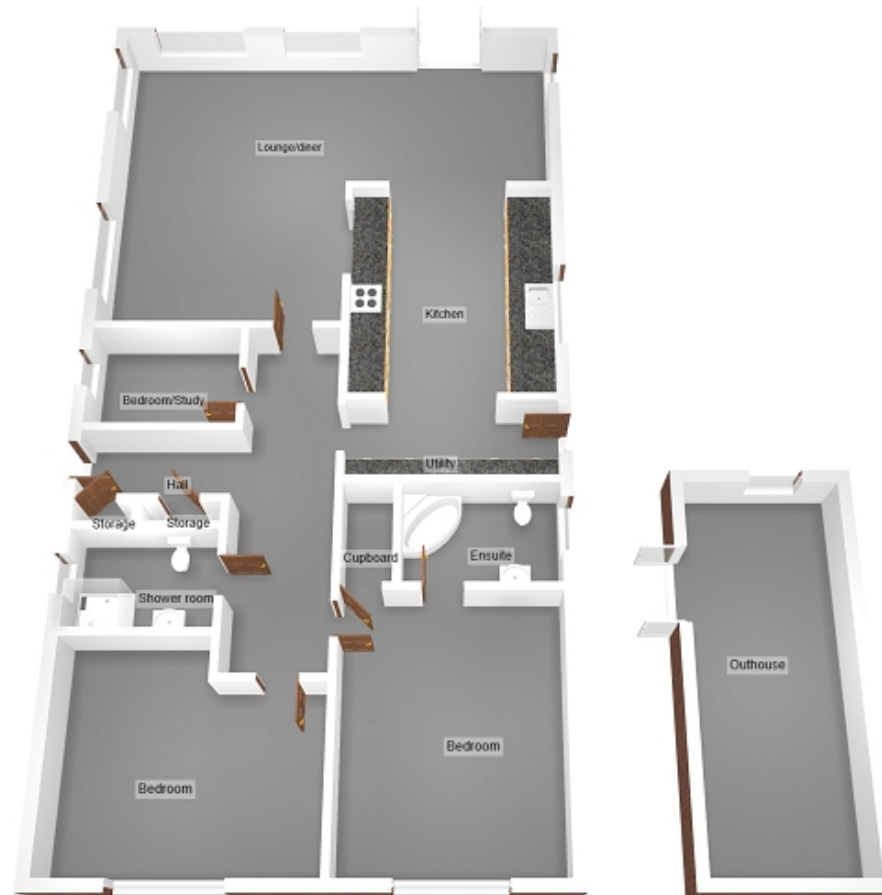


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	55	55
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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