



Heronston Lane, Bridgend, Bridgend  
County. CF31 3BZ

£180,000

**PJC** PAYTON  
JEWELL  
CAINES

## Heronston Lane, Bridgend, Bridgend County. CF31 3BZ

Three bedroom DETACHED park home for the OVER 55s ONLY comprising entrance hall, open plan lounge/diner/kitchen, master bedroom with dressing area and ENSUITE shower room, bedroom two, study/bedroom 3, WALK IN WET ROOM, low maintenance private garden to the rear. OFF ROAD PARKING and external shed.

£180,000

- Three bedroom detached property
- Master bedroom with ensuite/ walk in dressing area
- Low maintenance private rear garden/ Off road parking
- EPC - D, Council tax band B
- Park home for over 55's only
- Convenient access to the A48 and M4/ No onward chain



## DESCRIPTION

Situated in the sought after Heronstone Lane to the south of Bridgend with outstanding views across to Ewenny Priory on an exclusive Park Home development for people aged 55 years and over. The property is close to local amenities and is within a ten minute drive to the popular Ogmere By Sea and Southerndown coast line. Heronstone Park is an exclusive residential gated development of 40 Park Homes set within a semi rural location and enjoying countryside views.

## ENTRANCE

Via PVCu door with frosted glass panel through to entrance hall finished with skimmed and coved ceiling, two ceiling lights, smoke detector, access to loft, papered walls, radiator, fitted storage cupboard with lighting and fitted carpet. Door ways leading off.

## LOUNGE (20' 10" x 13' 5") or (6.36m x 4.09m)

Skimmed and coved ceiling, two sets of ceiling lights, papered walls, two radiators, PVCu double glazed window overlooking the side of the property with fitted blinds and built in window seat, PVCu double glazed French door leads out to the side of the property with fitted blinds to remain and fitted carpet. The focal point of the room is an electric fireplace.

## KITCHEN/DINER (19' 5" max x 11' 11" max) or (5.91m max x 3.63m max)

Narrowing to 2.57m. Skimmed and coved ceiling, two sets of ceiling lights, papered walls and radiator.

To the kitchen:

A range of wall and base units in a country style finish with co-ordinating work surfaces. Fitted storage cupboard housing a wall mounted Worcester gas combination boiler. Inset ceramic sink with drainer and chrome mixer tap. Integrated appliances include, fridge, freezer, washer/dryer, electric hob and oven with overhead extractor hood. PVCu double glazed window to the front and one to the side with fitted blinds. Wood effect vinyl flooring.

To the dining:

PVCu double glazed bow window overlooking the front with fitted blinds and fitted carpet.

## BEDROOM 1 (11' 7" x 9' 4") or (3.52m x 2.85m)

Skimmed and coved ceiling, centre ceiling light, papered walls, radiator, PVCu double glazed window overlooking the side of the property with fitted blinds and fitted carpet. Square opening leads through to the dressing space.

## L SHAPED DRESSING AREA (12' 3" x 9' 4") or (3.73m x 2.85m)

Skimmed and coved ceiling with inset spot lights, smoke detector, papered walls, high rise wall mounted electric box, radiator and fitted carpet. Door way through to ensuite shower room.

## EN-SUITE SHOWER ROOM (7' 8" x 5' 2") or (2.33m x 1.57m)

Skimmed and coved ceiling, ceiling light, part papered/part tiled walls, radiator, PVCu frosted double glazed window overlooking the side aspect and wood effect vinyl flooring. Three piece suite in white comprising low level WC, wash hand basin with vanity units beneath and a walk in shower cubicle with overhead chrome rainfall shower and respatex panelling inside.



## **BEDROOM 2 (9' 4" x 9' 1") or (2.85m x 2.76m)**

Skimmed and coved ceiling, ceiling light, papered walls, radiator, PVCu double glazed window overlooking the side aspect, fitted wardrobes and fitted carpet.

## **BEDROOM 3/STUDY (9' 4" x 5' 3") or (2.85m x 1.59m)**

Skimmed and coved ceiling, ceiling light, papered walls, radiator, PVCu double glazed window overlooking the side aspect and fitted carpet.

## **WET ROOM (7' 9" x 6' 4") or (2.35m x 1.93m)**

Skimmed and coved ceiling, ceiling light, part papered/part tiled walls, extractor fan, PVCu frosted double glazed window overlooking the side aspect, traditional style heated towel rail, built in body dryer and tiled floor. The room has been adapted for disabled access that has a WC in white, wash hand basin with vanity unit beneath and a rainfall shower.

## **OUTSIDE**

From the front door there is ramp access down to the rear and side garden which is low maintenance mainly laid to stone chippings with pathways which run around both sides of the property.

The front is laid to block paviour with driveway for off road parking and parking bay to the front. Outside water tap.


## **NOTE**

The title deeds have not been inspected.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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