

27 Heronston Lane
Bridgend
Bridgend County
CF31 3BZ

£170,000



- Detached Park Home
- No Ongoing Chain
- Master Bedroom / Ensuite / Dressing Room
- Lounge Plus Kitchen / Diner
- Bedroom Three / Study
- Driveway
- Sought After Heronstone Park Estate
- Over 55's Only



REDUCED

Ref: PRA10220

Viewing Instructions: Strictly By Appointment Only

General Description

Daniel Matthew Estate Agents are pleased to offer for sale this well presented 2/3 bedroom PARK HOME offered with NO ONGOING CHAIN. Situated on a gated sought after convenient location, offering easy access to the Heritage Coast and Bridgend. This home benefits from lounge with open plan kitchen dining area, a dressing area and en suite to the master bedroom, wet room, enclosed well kept gardens and off road parking. Viewing is recommended to appreciate this home. Call 01656 750764 to arrange an appointment to view.

Accommodation



Entrance

Enter into the gated Park Homes development passing fields on the approach. Situated in a semi rural development with pleasant views. Heronston Park is an exclusive residential complex close to the seaside location of Ogmore By Sea.

Entrance Hallway

Enter via front door into hallway. Flat skimmed ceiling. Radiator. Fitted carpets. Large storage cupboard. Access to loft. Doors to all rooms



Lounge (20' 10" x 13' 5") or (6.35m x 4.09m)

A spacious room with flat skimmed ceiling. UPVC double glazed window and French doors. Electric fire. Fitted carpets. Opening to dining area.



Dining Room (10' 5" x 8' 8") or (3.17m x 2.64m)

Skimmed ceiling. UPVC double glazed bow window to the front. Fitted carpets. Radiator. Open plan into kitchen and lounge.



Kitchen (11' 10" x 9' 6") or (3.61m x 2.90m)

UPVC double glazed windows to front and side. Skimmed ceiling with spots lights. Fully fitted kitchen in a range of wall and base units to include inset draws and gallery unit with coordinating work surfaces. Tiling to splash back areas. Integrated electric oven with hob and extractor, fridge freezer and washing machine. Sink with drainer and mixer taps. Cupboard housing the boiler. Vinyl flooring.



Master Bedroom (11' 7" x 9' 4") or (3.52m x 2.85m)

Flat skimmed walls and ceiling. UPVC double glazed window. Radiator. Entrance to dressing area, walk in wardrobe and ensuite.



Dressing Area (9' 4" x 4' 4") or (2.84m x 1.31m)

Built in dressing table and mirror. Radiator. Fitted carpets. Door to ensuite and entrance to walk in spacious wardrobe.



En Suite (7' 3" x 5' 5") or (2.20m x 1.65m)

Double glazed window to side with obscured, vinyl flooring, tiled splashback, wc, wash hand basin with vanity unit, shower enclosure with screen.



Bedroom Two (9' 4" x 9' 1") or (2.84m x 2.76m)

Flat skimmed walls and ceiling. UPVC double glazed window. Radiator. Fitted wardrobes.



Bedroom Three/Study (9' 4" x 5' 3") or (2.84m x 1.59m)

Skimmed walls and ceiling. UPVC double glazed window. Radiator. Fitted carpets.



Shower Room (8' 2" x 6' 4") or (2.48m x 1.93m)

A modern well presented wet room which includes a walk in shower area, vanity cupboard with wash hand basin, WC, towel rail and tiled to all splash back areas. Skimmed ceiling and tiled floor. UPVC double glazed window.



Garden

Enclosed with gardens to front, rear and sides with patio and cotswold stones. Storage unit and driveway to side.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D68

Tenure

We are informed that the tenure is Leasehold

Length of lease: UNRESTRICTED.

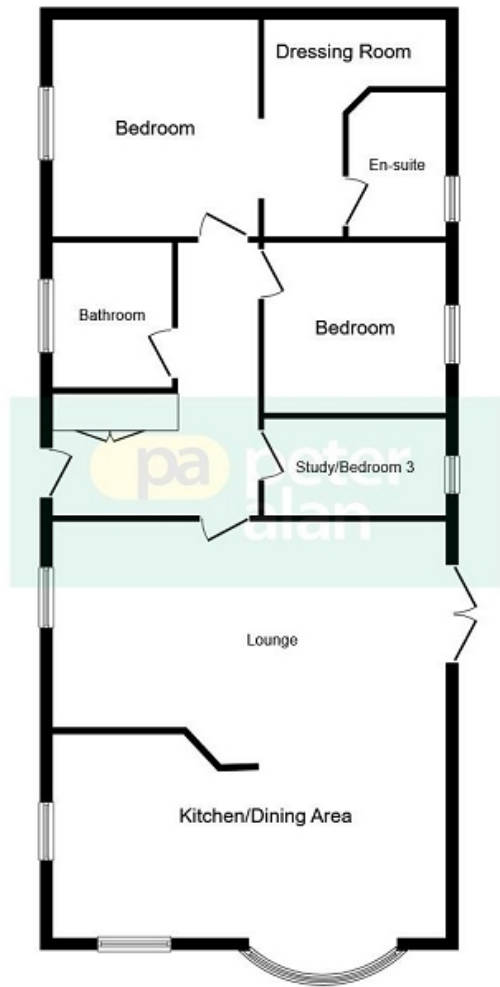
Service Charge & Ground Rent combined :

£2182.12 annually.

Council Tax

Band C





Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.