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29 Heronstone
Park

Heronston Lane, Bridgend,
CF31 3BZ

29 Heronstone Park

Asking price **£165,000**

Situated on the popular Heronstone Park estate is the well presented and proportioned two bedroom property.

Sought after Heronstone Park estate

Two double bedroom park home

Fitted bedroom suites to both bedrooms

The master suite benefits from walk in wardrobe and ensuite shower room

Generously proportioned

Fully integrated kitchen

Fully integrated utility room

Convenient location offering great access to the Heritage Coast and Bridgend Town Centre

Viewings highly recommended



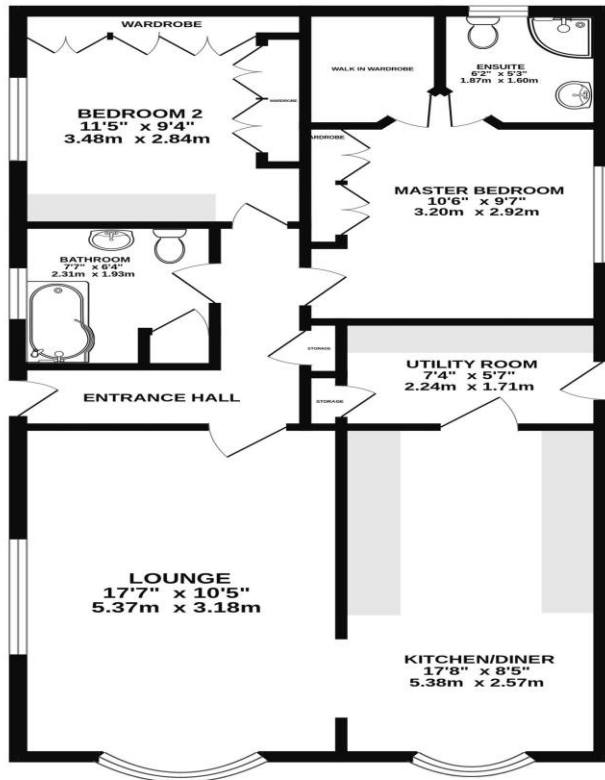


Situated in a picturesque and convenient location, offering great access to the Heritage Coast and Bridgend is the well presented two double bedroom park home. The property is entered via a PVCu double glazed door into an entrance hallway with useful storage cupboard, coving to ceiling and doorways to the two double bedrooms, family bathroom and lounge. The lounge has a feature fireplace housing an electric fire, PVCu double glazed window to side, PVCu double glazed bay window to front, coving to ceiling and open plan archway giving access to a kitchen/diner. The dining space has a PVCu

window to front, coving to ceiling and carpeted floors. The kitchen area has been fitted with a matching range of base and eyelevel units with roll top workspace over. There is a 1 1/2 bowl sink unit with mixer tap, integrated dishwasher, integrated fridge/freezer, eyelevel electric oven, four ring gas hob with complimentary extractor hood over, tiled splashbacks, vinyl flooring, coving to ceiling, PVCu double glazed window to side and the doorway to utility room. The utility room has been fitted with a matching range of base and eyelevel units with rolltop workspace over. There is a stainless steel sink unit, cupboard

housing combination boiler, integrated washing machine and tumble dryer, door to useful storage cupboard, vinyl flooring and a PVCu double glazed door giving access to the side. The bathroom has been refitted with a three piece suite comprising of corner bath, vanity unit wash hand basin, close coupled WC. There is full height tiling to walls, tiled flooring, PVCu obscure double window to side and door to airing cupboard. The second bedroom is a double room with a fitted bedroom suite comprising of overhead storage, built-in double wardrobes and built-in dressing table. There is coving to ceiling and a PVCu double glazed window to side. The master suite has a fitted bedroom suite with built-in overhead storage and drawer units. There is coving to ceiling, PVCu double glazed window to side and two doorways to fitted walk in wardrobe and ensuite shower room. The ensuite has been fitted with a three-piece suite comprising of vanity unit wash hand basin, close coupled WC and shower cubicle. There is an extractor fan, PVCu obscure double glazed window to rear and coving to ceiling. Outside to the front of the property is parking for 3 cars on a block paved parking area. To the side of the property is a patio pathway enclosed with wrought iron railings. To the rear of the property is a patio seating area with gravel borders, enclosed with wrought iron railings. The shed will remain. There is a £163 PCM service charge.

GROUND FLOOR
757 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From junction 35 of the M4 travel south along the dual carriageway signposted Bridgend. Follow the dual carriageway directly over the roundabouts onto the A48. Take the first left onto Heronston Lane after passing Dunelm Mill and Argos, proceed along this country lane for approximately half a mile where the entrance to Heronstone Park Homes is on the right hand side, proceed up into the development and proceed through the double gates where the property can be found on the left hand side.

Tenure

Freehold

Services

All mains
Council Tax Band C
EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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