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## 2 Heronston Park Homes

Heronston Lane,  
Bridgend,  
CF31 3BZ



## 2 Heronston Park Homes

Asking price **£210,000**

A beautifully presented three bedroom detached park home on the popular development of Heronstone Park, benefits from a spacious open plan living area, conservatory, off road parking and picturesque views.

- Three bedroom detached park home
- Generous sized open plan living space
- Country style kitchen
- Two Bathrooms
- Conservatory
- Two parking spaces
- Low maintenance garden
- Close proximity to junction 35 of the M4
- Viewings highly recommended
- No chain









An immaculately presented three bedroom detached park home with spacious open plan living area, two bathrooms, conservatory, off-road parking and within close proximity to junction 35 of the M4. The property is entered via a UPVC entrance door leading into generous L shaped hallway laid to Karndean flooring and doorways to a large double storage cupboard, lounge, all three bedrooms and the family bathroom.

The lounge/dining room is a generous L shaped room, full of natural light via the two windows one complete with a window seat with green outlook views, laid to carpet and the room flows into the dining area where there is plenty of room for dining furniture. From the dining room leads into the conservatory which is a PVCu construction, polycarbonate roof, radiator, power points and French doors leading into the garden with countryside views overlooking Ewenny Priory. From the dining room also leads into the country style kitchen which has been fitted with a matching range of base, wall and draw units with workspace over comprising; electric oven, four ring gas hob, 1 ½ bowl sink unit with mixer tap, integrated fridge, freezer and washing machine. There is a large pantry cupboard, windows to the side and rear with green outlook views, laid to Karndean flooring and a cupboard which houses the Ariston Combi boiler.

The main bedroom is a generous sized double room with a window to the front, opening to a walk-in wardrobe with space for dressing table and door to the ensuite. The ensuite has been fitted with a three-piece suite comprising; shower cubicle with thermostatic shower, vanity unit with wash hand basin and WC. There are fully tiled walls, radiator, fitted mirror with light above, extractor fan and a window to the side aspect.

Bedroom Two is another double room which has built in storage, built-in wardrobes, laid to carpet and window to the side aspect. Bedroom three is the smallest of the bedrooms currently used as an office, laid to Karndean flooring and window to the side aspect.

The family bathroom is generous in size and benefits of a three-piece suite comprising; a panelled bath with an off-tap shower attachment, WC and a vanity unit with wash hand basin. There are partially tiled walls, fitted mirror, shaving point, laid to Karndean flooring and a window to the side aspect.

Outside of the property are two parking spaces and a low maintenance garden laid to patio that surrounds the property. There is also an approximately a 10' x 6' concrete shed with electricity.

There is a £181.91 PCM service charge with the property.

Viewings are recommended to appreciate the location and offer in hand.





## 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, 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 as indicated by our for sale board.

## Tenure

Freehold

## Services

LPG gas  
Council Tax Band C  
EPC Rating E

Viewing strictly by  
appointment through  
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**hrt** Est. 1926 **RICS**

8/5/24, 4:48 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
2 Heronstone Park Homes Heronston Lane Bridgend CF31 1LH	Energy rating <b>E</b>	Valid until: 8 May 2034 Certificate number: 3734-2825-5303-0311-7208
Property type		Park home
Total floor area		76 square metres
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance</a>		
<b>Energy rating and score</b>		
This property's energy rating is E. It has the potential to be E.		The graph shows this property's current and potential energy rating.
See how to <a href="#">improve this property's energy efficiency</a>		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
		For properties in England and Wales: the average energy rating is D the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/3734-2825-5303-0311-7208/property>

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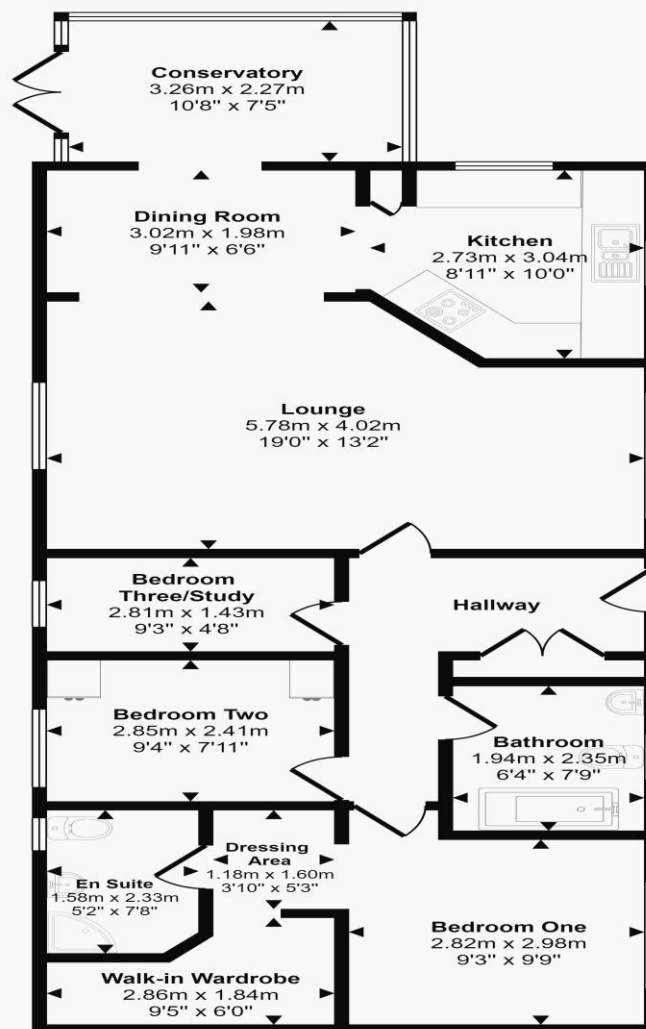
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.







Approx Gross Internal Area  
90 sq m / 964 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



