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34 Heronston Lane
Bridgend, CF31 3BZ

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Asking price

£235,000

Situated in the sought-after Heronstone Park retirement village, just a short distance from the Heritage Coast and Junction 35 of the M4, is this beautifully presented detached park home.

Semi-rural gated development close to local amenities and Heritage Coast

Three bedrooms (two doubles plus study/bedroom three)

Master bedroom with en-suite shower room

Light and airy open-plan lounge/diner with French doors to garden

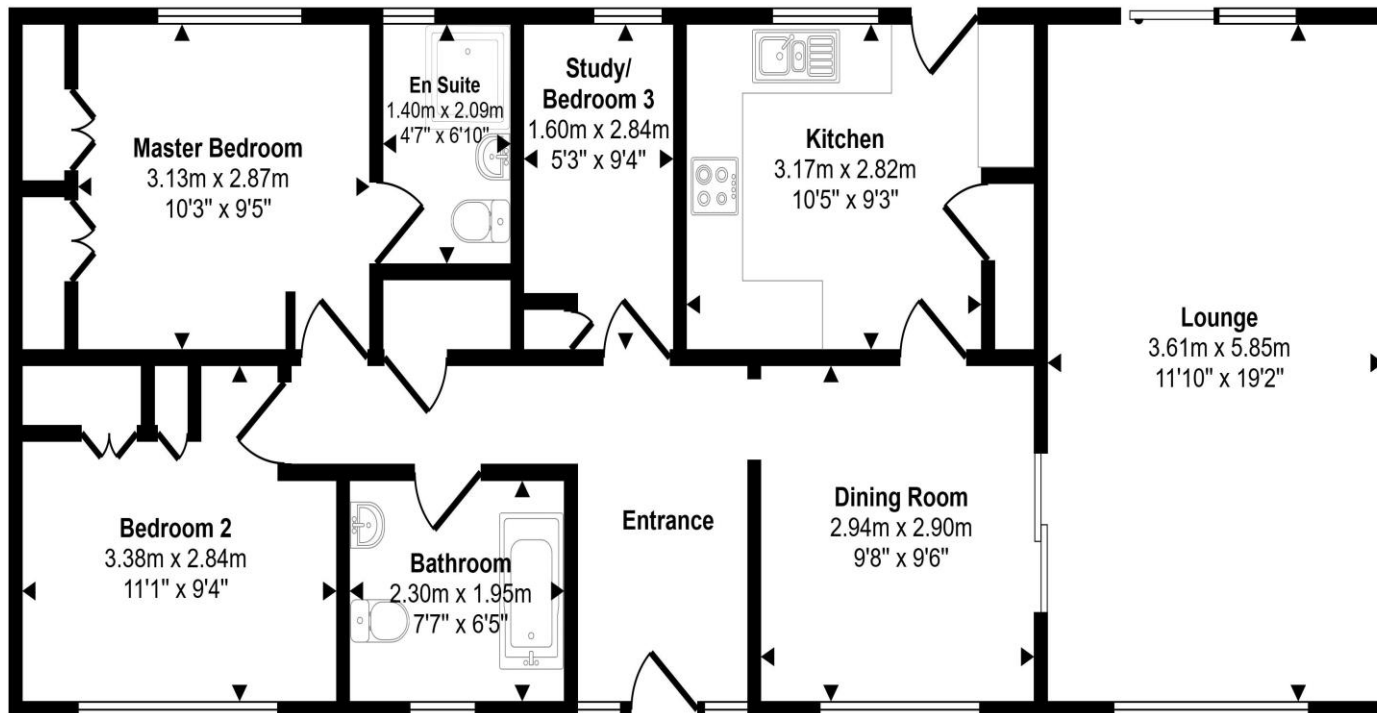
Fitted kitchen with rural views towards Eweny Priory

Low-maintenance gravelled garden with mature shrubs and outstanding rural outlook

Freehold



Approx Gross Internal Area
87 sq m / 933 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.

The property is entered via a PVCu double glazed door into an entrance hallway with access to bedrooms, study, bathroom, and lounge.

The L-shaped lounge/diner is a spacious, light-filled room with windows to the side and French doors opening onto the garden.

A doorway leads through to the kitchen, which is fitted with a range of base and wall units with roll-top work surfaces, built-in oven, four-ring gas hob, and plumbing for appliances. A rear door and flanking windows enjoy views towards Ewenny Priory.

The shower room comprises a generous cubicle, vanity wash basin, and WC. The study/bedroom three has a rear-facing window and fitted units.

Bedroom two is a double with built-in bedroom furniture and a front-facing window.

The master bedroom is well-proportioned with side window and en-suite shower room fitted with shower cubicle, vanity

wash basin, and concealed cistern WC, all finished with full-height tiling and vinyl flooring.

Outside, the rear garden is laid to gravel for ease of maintenance with mature plants and shrubs, and benefits from outstanding rural views across to Ewenny Priory.





Tenure

Freehold

Services

All mains services

Council Tax Band

EPC Rating C

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

Directions

From Junction 35 of the M4, travel south along the dual carriageway signposted Bridgend. Continue directly over the roundabouts onto the A48 and take the first left onto Heronstone Lane after passing Dunelm Mill and food warehouse. Proceed along this country lane for approximately half a mile, where the entrance to Heronstone Park Homes will be on your right-hand side. Continue through the double gates, where number 34 will be found on the right.

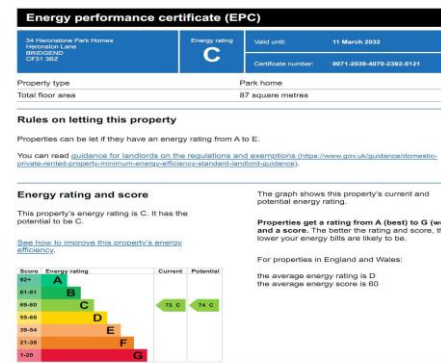
Viewing strictly by appointment through Herbert R Thomas

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