



Heronstone Villa, Hernston Lane
Bridgend, CF31 3BX

Watts
& Morgan



Heronstone Villa, Hernston Lane

Bridgend CF31 3BX

£799,950 Freehold

4 Bedrooms | 3 Bathrooms | 4 Reception Rooms

Guide Price ** £799,950 - £825,000 **

New to the market this impressive detached family home offering highly adaptable living accommodation and generous well maintained grounds. Situated to the southern edge of Bridgend bordering the Vale of Glamorgan, within close proximity to Bridgend town centre and Ogmore-by-sea and offering great access via local transport links and J36 of the M4. This spacious property comprises; porch, entrance hall, lounge / dining room, games room, study, WC / Cloakroom, conservatory, kitchen / breakfast room, family room, laundry and WC / boiler room. First floor; Main bedroom with dressing area and en suite shower room, second bedroom with en suite bathroom, family bathroom and two further generous double bedrooms. Externally the property benefits from a sweeping driveway with off road parking for numerous vehicles, larger than average double garage, well maintained generous gardens to the front and rear with outdoor pool and patio area. EPC Rating "D"

Directions

* Bridgend Town Centre - 1.3 Miles * Cowbridge - 6.0 Miles
* Porthcawl - 7.1 Miles * Cardiff City Centre - 20.1 Miles *
J36 of the M4 - 3.5 Miles

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Summary of Accommodation

GROUND FLOOR

Entrance to property from covered, tiled veranda through part glazed door into entrance porch. The entrance hall way offering fitted carpets and a central half turn bespoke oak staircase rises to the first floor. There is a large understairs storage cupboard. The L-shaped living/dining room positioned to the rear of the property with window from dining area looking in to sheltered rear paved courtyard garden while double width, double opening wooden doors lead directly in to conservatory. Sitting area includes 'Minster' style fire surround with marbled hearth and insert and inset living flame gas fire. Accessed from hallway with 3 steps leading down into this additional reception room, windows look to front elevation and double doors open to the same. This room also features a brick fire surround and hearth currently housing living flame gas fire with potential to use as working fireplace. Built-in corner bar area with open display shelves. The study is an additional ground floor reception room with tall windows looking in to front porch with fitted shelving, a great sized room with potential to be used a 5th double bedroom. The WC/ cloakroom offers a 'Roca' WC and hand basin set in to marble surround with fully tiled walls and tiling to the floor. The conservatory is positioned to enjoy a westerly aspect, with windows to two sides and with pitched polycarbonate roof. Double width, double opening doors lead to paved patio seating area with steps leading on to garden and pool beyond. The kitchen / breakfast room has been fitted with a bespoke solid oak range of base units and matching wall cupboards and with granite worktops surrounding sink. Recess with tiled surround and mantel beam over includes 'Falcon Professional' range cooker with double oven, grill, six burner gas hob and extractor over to remain. Fully integrated 'Neff' dishwasher, fridge, microwave and space for a free standing American fridge freezer. The kitchen offers ceramic tiled splash back to work surfaces, with ceramic tiles to the floor. The family room leading from kitchen offers window to side elevation while broad, taller windows look over pool and garden. Wooden coving and lights to ceiling. This room features a traditionally styled mantelpiece and fire surround with slate hearth and inset traditionally styled living flame gas fire. The boiler room / WC houses the Gas boiler and features a WC with matching wash hand basin and ceramic tiles to the floor. The utility / laundry room offers work surface, sink and storage cupboard beneath. Plumbing for washing machines; ample space for further appliances. Laundry chute from master bedroom dressing room above. Ceramic tiled floor.

FIRST FLOOR

The first floor landing features a deep silled window looking over driveway, front garden and over surrounding area. Doors lead to bedrooms and to family bathroom. The main bedroom is an especially large room with two deep silled windows looking over front garden and surrounding area. There is a walk in wardrobe and further dressing area leading into the en suite. The dressing area offers a fitted with marble-topped dressing table with store cupboard and hatch to laundry chute beneath. The en suite shower room has been fitted with a showering suite including 'Roca' WC and wall mounted hand basin with mixer tap. Walk-in, broad 'Roman' shower cubicle with glass screen, sliding glass door and wall mounted chromed shower with broad overhead rose and separate shower head attachment. The walls are fully tiled and there are ceramic tiles to floor and a chromed towel drying radiator. Bedroom two benefits from deep silled windows over looking the rear garden and fitted wardrobes. The large, luxurious en-suite bathroom including 'Roca' dual flush wc, matching bidet and side plumbed bath with mixer taps. Shower cubicle with curving screen, curving glass door and wall mounted shower within. Twin hand basins set into veined marble with storage cupboard beneath. Wall lights surround basin. Extractor fan. Walls fully tiled with matching ceramic tiles to floor. Chromed towel drying radiator. Bedroom three accessed from landing through dressing area with wardrobes and loft hatch to ceiling. Deep silled window enjoys a westerly aspect and looks in to rear garden. Benefiting from a hand basin with storage cupboard beneath. Bedroom four situated to the front of the property is a fourth double room with fitted wardrobes and window to the front. The family bathroom offers 'Roca' dual flush WC, ceramic wall mounted hand basin with 'Grohe' mixer tap and bath with 'Grohe' mixer tap and shower head over. Separate walk-in shower cubicle with chromed shower within. Walls fully tiled with ceramic tiled floor. Coving and light to ceiling. Extractor fan. Wall mounted chromed towel drying radiator.

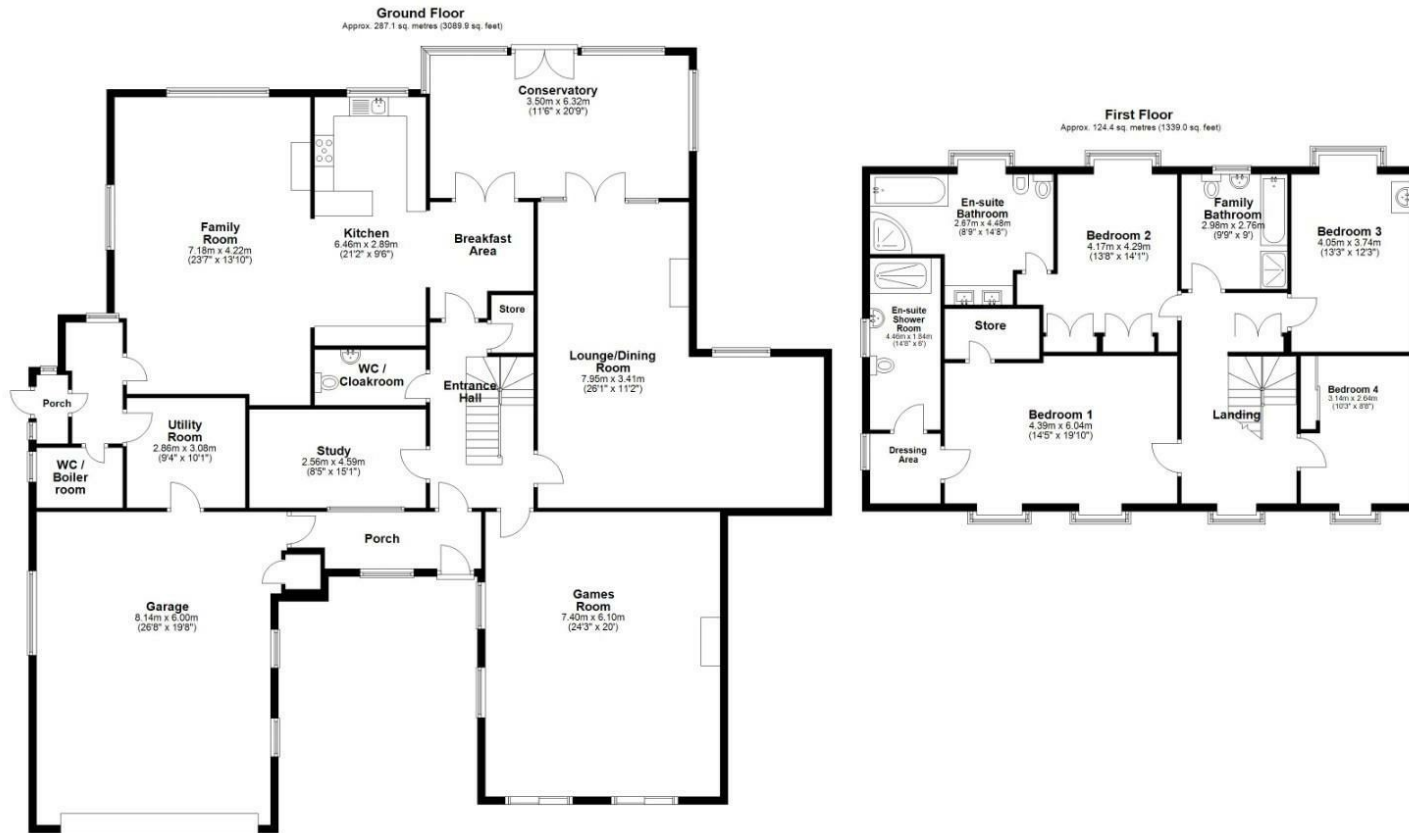
GARDENS AND GROUNDS

Access from Heronstone Lane onto a large block paved driveway with central grassed turning area. The driveway leads to the especially large double garage with a remote up and over door. To the rear of the property is an enclosed garden area bordered to two sides by conifer hedging. There is a block paved patio area accessed from conservatory leading on to a awning covered area beneath kitchen window. Steps lead from this either to a lawned garden area or to the outdoor swimming pool with paved surround. Beyond this is a further garden area including large store. There is a further purpose built pond.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "D" Council Tax band "H" Solar Panels.





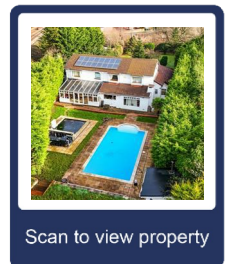
Total area: approx. 411.5 sq. metres (4428.9 sq. feet)

Plan produced by Watts & Morgan LLP
Plan produced using PlanIt

Heronstone Villa, Bridgend



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	
England & Wales	EU Directive 2002/91/EC	



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