



2021  
WALES  
SALES  
GOLD WINNER  
Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



30 Heronstone Park, Heronston Lane, Ewenny, Bridgend County. CF31 3BZ

**£190,000**



## Main Features

- Immaculately presented
- 2 bedroom & 2 bathroom detached Park Home
- Situated on a retirement complex / gated community (over 50's retired or semi retired)
- Double aspect lounge
- Fitted kitchen/dining room with appliances
- A tranquil location within 2 miles of Town Centre and out of Town shopping
- The coastline at Ogmere By Sea is within approximately 3 miles
- Cardiff International Airport is approximately 15 miles. Cardiff City Centre is approximately 20 miles
- uPVC double glazing and LPG combi gas central heating
- Council Tax Band C. ER:N/A

## General Information

IMMACULATLY PRESENTED DETACHED 2 BEDROOM & TWO BATHROOM PARK HOME.

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This home is approximately 10 year old (at time of going on market) and has stylish one floor accommodation with full length windows providing floods of natural light. Internally there is a main hallway, double aspect lounge having great views. Fully fitted kitchen / dining room with appliances, again with countryside view. Shower room & 2 bedrooms. 'His and her' walk in wardrobes to main bedroom.

Landscaped gardens with paved patio areas. Block paved parking for 2 cars. Metal garden shed.

The property benefits from combi LPG gas central heating & uPVC double glazing. (Park rules and ground fees apply).

## GROUND FLOOR

### Hallway

uPVC double glazed main entrance door to side. Radiator. Fitted carpet. Double doors to cloaks cupboard with uPVC double glazed window and radiator. Loft access. Mains powered smoke alarm. Coving. Wall mounted gas central heating thermostat.

### Lounge

Double aspect having uPVC double glazed bow windows to front and side. Two casement windows to front and side. Laminate flooring. Electric log effect fire with surround. TV connection. Telephone and Internet connection. Coving. Glazed double doors to

### Kitchen / Dining Room

Double aspect with uPVC double glazed bow window to front. uPVC window and door to side. Fully fitted kitchen finished with Beech effect doors and brush steel handles. Wood effect worktops. Tiled splash backs. Composite sink unit with monobloc tap. Integral oven, grill, ceramic hob, extractor hood, fridge/freezer, washing machine and tumble dryer. Radiator. Grey wood grain cushion flooring. Coving. LPG Combi gas central heating boiler in matching unit ( tested 23/8/23).

### Bathroom

uPVC double glazed window to side with roller blind. Three piece suite in White comprising WC with push button flush, hand wash bowl with mixer tap set in vanity unit and panel bath. Fully tiled walls. Cushion flooring. Extractor fan. Light and shaver point. Radiator. Inset ceiling spotlights.

## Bedroom 1

Full length uPVC double glazed window to side. Fitted carpet. Coving. TV connection point. Fitted dressing table, bedside cabinets and chest of drawers. Radiator.

## Walk In Wardrobe

Hanging rails. Shelf. Radiator. Fitted carpet. Ceiling light.

## En-suite shower room

uPVC double glazed window to rear with roller blind. Three piece suite in White comprising close coupled WC with push button flush, pedestal and wash basin with tiled splash back and shower cubicle with mixer shower. Vanity mirror with light and shaver point. Coving. Inset ceiling spotlights. Radiator. Cushion flooring.

## Bedroom 2

uPVC double glazed window to side. Fitted wardrobe. Fitted carpet. Coving. Full length mirror. Radiator.

## EXTERIOR

### Front Garden

Block paved driveway for two cars. Raised planting bed. Access to left and right side gardens and main entrance doors.

### Left Hand Side Garden

Laid with paved pathway to main entrance door and decorative stone. Open access to rear garden.

### Right Hand Side Garden

Laid with paved patio access to kitchen. Water tap. External power point. Water butt. Gas meter box. Open access to rear garden.

## Rear Garden

Laid with paved patio. External electric meter box. Metal garden shed. Aluminium framed greenhouse. Security spotlight. The rear garden has Woodland aspect and backs on to The Vale railway line.

## Leasehold details

As of 1st July 2024 the monthly pitch fee is £181.91.

## Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at [bcb@petermorgan.net](mailto:bcb@petermorgan.net) (fees will apply on completion of the mortgage).

## General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

## Viewings

Strictly By Appointment Only

## Utilities

Mains electricity, mains water, mains gas. Cesspit drainage.

**Current council tax banding** C

**Current heating type** Combi

**Tenure (To be confirmed)** Not Specified














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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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