

**ESTAS**  
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**BEST IN POSTCODE  
WINNER 2025**

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PETER MORGAN

**11 Heronstone Park Hernston Lane, Ewenny, Bridgend County. CF31 3BZ**

**£210,000**

## Main Features

- Front line position with views over countryside and Priory
- 2 bedroom detached Park Home. Situated on a retirement complex / gated community (over 50's retired or semi retired)
- Lounge and dining room
- Fitted kitchen and utility room
- Double shower room and ensuite shower room
- A tranquil location within 2 miles of Town Centre and out of Town shopping. The coastline at Ogmore By Sea is within approximately 3 miles
- Cardiff International Airport is approximately 15 miles. Cardiff City Centre is approximately 20 miles
- Park rules and ground fees apply
- Combi LPG gas central heating and uPVC double glazing
- Council Tax Band: C. EPC: N/A

## General Information

FRONT LINE POSITION WITH UNINTERRUPTED FAR REACHING VIEWS OVER COUNTRYSIDE, GRAZING FIELDS & EWENNY PRIORY are some of the features of this 2 bedroom detached park home.

Situated on a retirement complex / gated community (over 50's retired or semi retired). A tranquil location within 2 miles of Town Centre and out of Town shopping. The coastline at Ogmore By Sea is within approximately 3 miles. Cardiff International Airport is approximately 15 miles. Cardiff City Centre is approximately 20 miles.

Stylish one floor accommodation with full length windows providing natural light and views from living spaces. Internally there is a main hallway, lounge, dining room, fitted kitchen with appliances, utility room, study, shower room & 2 bedrooms. Walk in wardrobe & ensuite shower room to main bedroom. Landscaped gardens with paved patio areas. Block paved parking for 2 cars.

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. Radiator. Smoke alarm. Wall mounted 'Hive' gas central heating thermostat. Fitted carpet. Coved ceiling. Cloak and airing cupboards. White colonial style panelled doors to bedrooms and living rooms.

### Kitchen

uPVC double glazed window to side. Fitted roller blind. Fitted shaker style kitchen finished with cream doors, brushed steel handles and wood effect worktops. Tiled splashback. One and a half bowl stainless steel sink unit with mixer tap. Space for fridge freezer. Integral oven, grill, hob, extractor hood, fridge freezer. Cushion flooring. Archway to..

### Dining Room

Double aspect room with uPVC double glazed patio doors to side and window to rear with far reaching countryside and Priory views. Fitted carpet. Coved ceiling. Display niches. Radiator. Glazed double doors to..

### Lounge

Double aspect lounge with uPVC double glazed windows to side and rear with far reaching countryside and Priory views. Wall lights. Log effect electric fire with surround. Coved ceiling. TV and telephone connection points. Fitted carpet.

### Study

uPVC double glazed window to side. Fitted computer bench with drawers and storage. Fitted carpet. Coved ceiling. Radiator. Telephone connection point.

### **Utility Room**

uPVC double glazed door to side. Fitted wall mounted and base units matching kitchen. Wood effect worktops. Tiled splashbacks. Plumbed for washing machine and dishwasher. LPG gas Combi central heating boiler housed in corner unit. Coved ceiling. Cushion flooring. Chrome heated towel rail.

### **Double Shower Room**

uPVC double glazed window to side. Three-piece suite in white comprising close coupled WC with push button flush and wash basin with monobloc tap set in vanity unit. Shower cubicle with mixer shower and sliding glass screen. PVC panelled walls and ceiling. Extractor fan. Chrome heated towel rail.

### **Bedroom 1**

Double aspect with uPVC double glazed windows to side and rear. Radiator. Fitted carpet. Coved ceiling. Fitted dressing table, chest of drawers and bench seat.

### **Walk In Wardrobe**

Fitted with hanging rails and shelving. Radiator. Fitted carpet. Ceiling light.

### **En-suite shower room**

uPVC double glazed window to side. Three piece suite in white comprising close coupled WC with push button flush and wash basin with monobloc tap set in vanity unit. Shower cubicle with overhead Rainstorm shower and hair wash spray. PVC panelled walls and ceiling. Extractor fan. Chrome heated towel rail. Cushion flooring.

### **Bedroom 2**

uPVC double glazed window to rear. Fitted wardrobes. Wired for wall mounted television. Fitted carpet. Coving. Radiator.

### **EXTERIOR**

Block paved driveway parking for two cars. Gated entrances to front and rear gardens.

### **Front Garden**

Laid with decorative slate and paved patio. Metal garden shed. Wood fencing. Far reaching countryside and Priory views. Access to main front entrance door.

### **Rear Garden**

Laid with paved patio and decorative stone. Raised planting beds. Low rising steps (two) with handrails to rear entrance door. External power point and courtesy light. Water tap. Gas meter box.

### **Side Garden**

Far reaching front line views over countryside and Priory. Paved patio. Wood fencing. External light

### **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 Electric, Mains Drainage, Mains Water, LPG gas central heating

**Current council tax banding**

C

**Current heating type**

Combi

**Tenure**

Not Specified

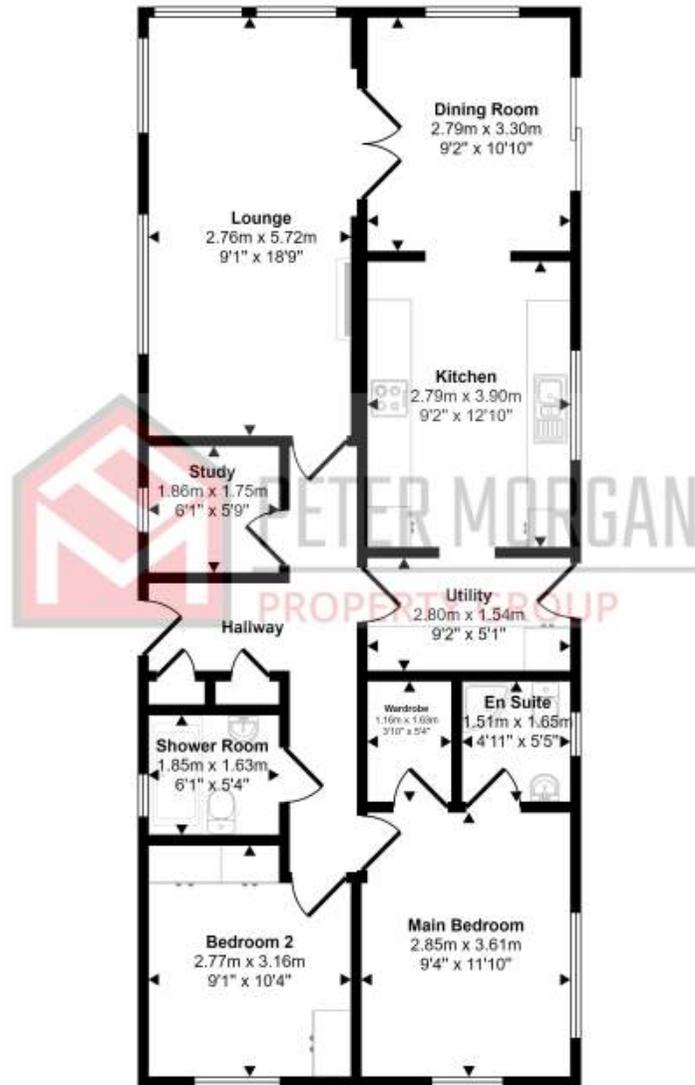








Approx Gross Internal Area  
84 sq m / 906 sq ft



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.

# 11 Heronstone Park Herndon Lane, Ewenny, Bridgend County. CF31 3BZ

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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

### Bridgend County Branch

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