

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



14 Heronstone Park, Ewenny, Bridgend, Bridgend County. CF31 3BZ



**£210,000**

## Main Features

- Front line position with uninterrupted views over countryside and Ewenny Priory
- 2 bedroom 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 Ogmore 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 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.

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This home is less than 10 year old (at time of going on market) and has stylish one floor accommodation with full length windows providing natural light and views from living spaces. Internally there is a main hallway, double aspect lounge with patio doors providing access to rear garden and 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 decking, paved patio areas and artificial turf. 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. Fitted carpet. Radiator. Coving. Mains powered smoke alarm. Closet double doors to cloaks cupboard with uPVC double glazed and radiator.

### Lounge

Double aspect room with far reaching countryside views from uPVC double glazed patio doors to rear providing indoor/outdoor living option. uPVC double bow window to side. uPVC double glazed casement window to side. Electric fire with surround. Two radiators. Fitted carpet. Coving. TV and telephone points. Glazed double doors to..

### Kitchen / Dining Room

Double aspect room with far reaching views of countryside and Ewenny Priory from uPVC double glazed bow window to rear. uPVC window and door to side. Fully fitted kitchen finished with cream gloss doors with brushed steel handles. Illuminated granite effect worktops and tiled splashback. One and a half bowl stainless steel sink unit with mixer tap. Integral oven, grill, hob, extractor hood, fridge freezer, washing machine and tumble dryer. Wall mounted LPG Combi gas central heating boiler housed in wall unit. Cushion flooring to kitchen area. Fitted carpet to dining area. Radiator. Carbon monoxide detector. Coved ceiling. Artexed ceilings.

## Shower Room

uPVC double glazed window to side. Close coupled WC with push button flush, hand wash basin set in vanity unit and shower cubicle with mixer shower. Fully tiled walls. Cushion flooring. Vanity mirror. Shaver point and light. Extractor fan. Radiator.

## Bedroom 1

Full length uPVC double glazed window to side. Fitted carpet. Radiator. TV point. Coving. White panelled doors giving access to 2 walk-in wardrobes, one of which has potential for ensuite shower room.

## Bedroom 2

uPVC double glazed window to side. Radiator. Fitted carpet. TV point. Coving. Fitted wardrobes.

## EXTERIOR

The property stands on a front lane plot with exceptional countryside views over The Vale and Ewenny Priory. The property is accessible from all sides as follows..

## Front & Side Gardens

Block paved driveway parking for two cars. Landscaped side gardens laid with paved patios and artificial turf. Ramp access to main entrance door. Galvanised railings and gates. Metal storage shed. External power point and lighting. Water tap.

## Rear Garden

Rear decked garden with exceptional views. Balustrade and spindles. Indoor / outdoor access to main lounge.

## Service Charge

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. LPG Gas. Mains drainage

**Current council tax banding** C

**Current heating type** Combi

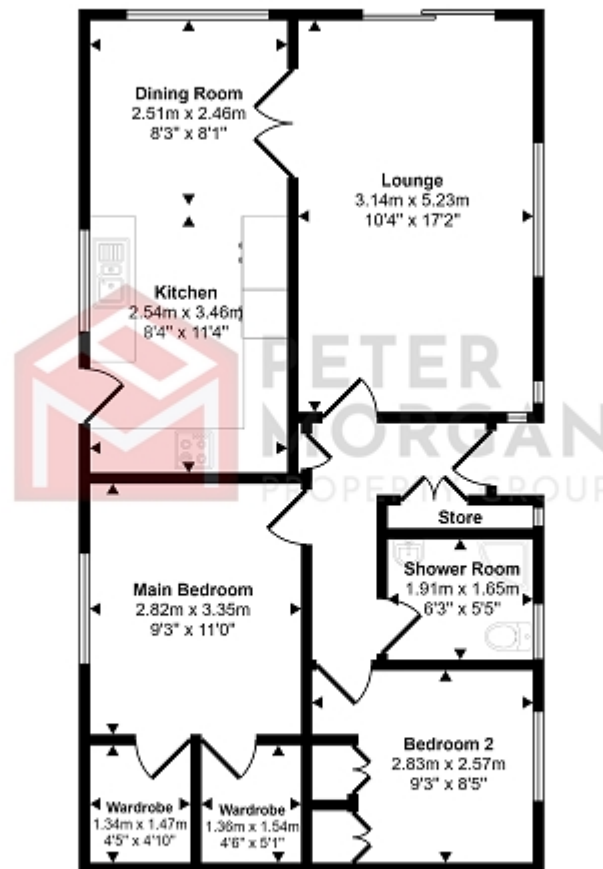
**Tenure (To be confirmed)** Not Specified








Approx Gross Internal Area  
65 sq m / 695 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.

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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