

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



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



**£250,000**



## Main Features

- Front line position with uninterrupted views over countryside and Corntown
- improved and modernised 2 double 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 patio doors to side sun terrace
- Gardens to sides and rear with views. Triple driveway
- A tranquil location within 2 miles of Town Centre and approx 3 miles to the coastline at Ogmore By Sea
- Cardiff International Airport is approximately 15 miles. Cardiff City Centre is approximately 20 miles
- uPVC double glazing and combi gas central heating
- Council Tax Band: C

## General Information

FRONT LINE POSITION WITH UNINTERRUPTED FAR REACHING VIEWS OVER COUNTRYSIDE AND GRAZING FIELDS TO SIDE AND REAR.

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.

This home is a spacious home with a larger than average plot. Refurbished and improved by the current owner and has stylish one floor accommodation with windows providing natural light and views from living spaces. Internally there is a main hallway, fitted kitchen/ dining room with breakfast island, triple aspect lounge and having great views. Shower room & 2 bedrooms with dressing area and ensuite to bedroom 1.

Landscaped gardens to side and rear. Paved patio areas. Block paved parking for 3 cars.

The property benefits from combi LPG gas central heating (last tested 01/05/2024) & uPVC double glazing (installed 13/09/2023). (Park rules and ground fees apply).

## GROUND FLOOR

### Hallway

uPVC double glazed entrance door with matching side panel. Radiator. Mains powered smoke alarm and carbon monoxide detector. Wall mounted gas central heating thermostat. Kardean flooring. Loft access. Double doors to cloaks cupboard. Built in linen cupboard. White colonial style panelled doors to living rooms and bedrooms.

### Kitchen / Dining Room

Double aspect with uPVC double glazed window and uPVC double glazed patio doors to sides. Roller blind. Radiator. Plastered ceiling. Coving. Inset ceiling spotlights to kitchen and pendulum light to dining area. Fitted traditional kitchen with Oak doors and granite effect worktops with upstands. Integral oven, grill, five ring gas hob and extractor hood. Plumbed for slimline dishwasher. Space for fridge freezer. Extractor fan. Breakfast bar/island with base storage. Karndean flooring. TV connection point.

### Utility Room

uPVC double glazed door to side. Fitted wall mounted and base units matching kitchen. Wall mounted Combi LPG central heating boiler housed in unit (last tested 01/05/2024). Plumbed for washing machine and space for tumble dryer. Radiator. Karndean flooring. Plastered ceiling. Coving. Inset spotlight. Carbon monoxide detector. Storage cupboard.

## Lounge

Double aspect room with far reaching countryside views to rear and side. 2 uPVC double glazed windows to rear, one to side. Fitted vertical blinds. 2 radiators. Woodburning stove with marble hearth and split stone backplate. Karndean flooring. Telephone and TV points. Plastered ceiling. Coving. Carbon monoxide detector.

## Shower Room

uPVC double glazed window to side. Roller blind. Fitted three piece suite in white comprising close coupled WC and wash basin set in vanity unit with tiled splashback. Double shower enclosure with glass screen, mixer shower and tiled surround. Tiled floor. Radiator. Plastered ceiling. Coving. Shaver point.

## Bedroom 1

uPVC double glazed window to side. Vertical blinds. Radiator. Fitted carpet. Television point. Plastered ceiling. Coving. Open doorway to..

## Dressing Room

Radiator. Fitted open wardrobes with hanging rails and shelving. Vanity full length mirror. Plastered ceiling. Coving. Inset ceiling spotlights. Sliding colonial style panelled door to..

## En-suite shower room

uPVC double glazed window to side. Fitted three piece suite comprising close coupled WC, hand wash basin with mixer tap set in vanity unit, tiled shower cubicle with mixer shower. Heated towel rail. Tiled floor. Plastered ceiling. Coving. Shaver point.

## Bedroom 2

uPVC double glazed window to side. Fitted vertical blind. Fitted wardrobes with bridge storage over. Carpet. Radiator. Plastered ceiling. Coving. TV connection point.

## EXTERIOR

The property occupies one of the largest plots on Heronstone Park. The gardens are fully landscaped. The property is approached via a block paved triple driveway for three cars. Water tap and power point.

## Front Garden

Access to main entrance door. Laid with non slip tiled pathways and patio area. Raised sun terrace with galvanised steel railings and galvanised steel pedestrian gate. Decorative slate covered borders. Prefabricated concrete storage outbuilding. Courtesy lighting. Metal arch. Wrap around garden to the..

## Side Garden

Far reaching countryside views over meadowland, Corntown and surrounding area. The garden is laid with non-slip tiled patio and decorative slate. Picket fencing. A variety of ornamental shrubs. Wooden wood store.

## Rear Garden

Laid with non-slip tiled patio areas and decorative slate filled borders. External water tap and power point. Courtesy lighting. Access to kitchen. Galvanised steel gate access to front.

## 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







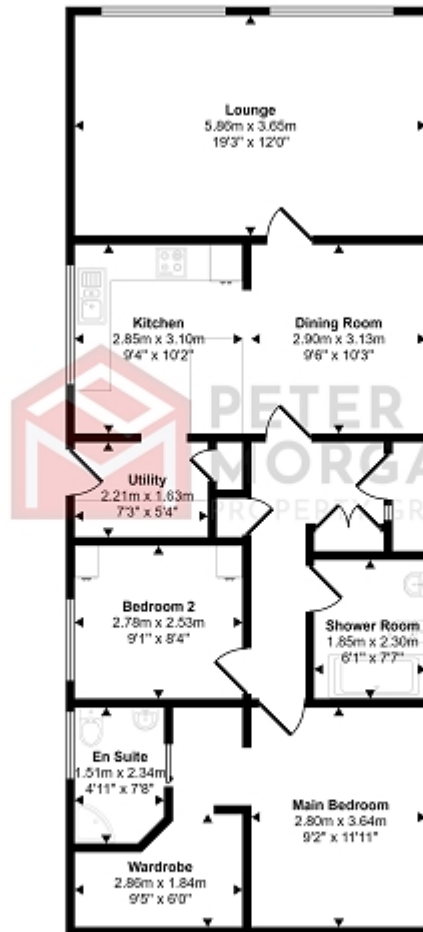








Approx Gross Internal Area  
67 sq m / 935 sq ft



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.







# 10 Heronstone Park, Ewenny, Bridgend, 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.

## Neath Port Talbot Head Office

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

## Neath Port Talbot Lettings

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

## Neath Port Talbot Financial Services

financial@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

## Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

## Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,  
Mid Glamorgan  
CF34 9DW

## Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF





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# PETER MORGAN

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**Bridgend County Branch**  
16 Dunraven Place, Bridgend. CF31 1JD  
bridgendcounty@petermorgan.net  
VAT No : 821850148

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

