



Richardson House, Hensol Castle Park Hensol The Vale CF72 8GE

£415,000 Leasehold





Richardson House, Hensol Castle Park Hensol The Vale CF72 8GE

A truly stunning two bedroom self-contained ground floor apartment, located on the exclusive development of Hensol Castle Park, 10 minutes driving distance from the M4, and set within historical parkland, next to the Grade 1 Listed Hensol Castle and its adjacent world class Vale resort.

This large and spacious apartment enjoys high ceilings and air conditioning, plus impressive double glazed windows, each with pleasing views.

This exclusive development is located close to adjacent playing fields, a scenic lake and tree lined surrounding gardens.

This particular property benefits from many additional features including a custom designed bespoke kitchen with solid Granite work surfaces and luxury integrated appliances, open plan to a capacious living area with the dining room, lounge and the conservatory with full height picture windows and sliding doors that open onto and overlook landscaped private grounds.

There are two double sized bedrooms, two with their own superb high quality bespoke Ensuite bathrooms and each with a stunning range of fitted wardrobes.

A special feature are the southerly facing paved sun terrace which is approached from the living area and continues to the side of the property providing excellent personal outdoor living space, a unique and very sought after feature for most apartments of this caliber.

The property also has a sophisticated intruder alarm, high quality internal doors with matching skirting's and architrave's, under floor heating within both the dining area as well as the bathrooms, two private allocated car spaces as well as ample visitors spaces, and the property is positioned within a secure gated complex with large areas of open landscaped gardens and grounds.

Viewing is highly recommended to appreciate the design, luxury and sophistication of this superb apartment.

1 Richardson House is an apartment in Hensol Castle Park, in the Vale of Glamorgan.

The apartment, which has been designed in a contemporary style with the aim of maximising the abundance of natural light, is a two bedroom apartment in Richardson House, part of the £35 million development that neighbours the four-star Vale Resort.

This superb apartment is a spacious two bedroom design-led apartment, refurbished in line with the rest of the development, consisting 58 luxury properties within the 150 acre grounds of the Grade 1 listed 17th century Hensol Castle. Offering 1000 sq ft, and furnished with state-of-the-art fittings throughout, including oak wood flooring and climate control air-conditioning.

The designer fitted kitchen is installed with Neff appliances, and the bathrooms include full-height tiling and under floor heating.

A garden room with large sliding windows and a glass viewing pod gives an abundance of natural light. Outside there is a 20-acre Victorian lake that's home to swans and others.





Ground Floor

Entrance Hall

Approached via a double glazed part panelled solid wood front entrance door, approached from a paved threshold, leading to a rectangular shaped main hall with tiled floor and 1' 9" deep floor to ceiling height built out wardrobes, contemporary vertical radiator, Vent-Axia air ventilator, ceiling with spotlights.

Lounge And Conservatory

26' 8" x 16' 10" (8.13m x 5.13m)

A truly stunning bright open plan principal reception room, benefiting from considerable outside light directly gained by the large floor to ceiling height double glazed conservatory and sun room which is southerly facing and is equipped with sliding double glazed patio doors that open on to a large wide paved sun terrace with private lawned communal gardens beyond, this fantastic social space includes a fully tiled floor area with partial under floor electric heating and stylish chrome electric power points and light switches, leading directly in to the lounge via a square opening.

The lounge living space benefits from solid engineered oak flooring, high ceilings with spotlights, two full height sash cord style replacement double glazed windows enjoying a pleasing aspect across the lawned side gardens and the continuous paved sun terrace providing additional outside living space. There are also strategically placed chrome finished power points and light switches throughout, and the lounge area is directly open plane to the kitchen.

Kitchen

11' 9" x 10' 6" (3.58m x 3.20m)

A high quality beautifully fitted bespoke kitchen with solid granite work surfaces incorporating a wide peninsula breakfast bar, and hosting extensive integrated appliances including a four ring Neff halogen hob with a granite splashback surround beneath a Franke stainless steel canopy style extractor hood with glass surround, integrated Neff stainless steel combination fan assisted electric oven and microwave, stainless steel soft closing pull out warming drawer, integrated Franke stainless steel Belfast style sink with waste disposal.

Integrated Neff fridge, integrated Neff freezer, integrated Beaumatic dishwasher, integrated automatic washing machine, ceramic tiled flooring leading to an engineered oak surround. The kitchen units are finished in walnut with high gloss doors and drawers with stylish slimline chrome handles, each with soft closing facility and drawers with custom made cutlery compartments, plinth mood lighting, stylish chrome light switches and power points throughout, ceiling with spotlights, very impressive.

Inner Hallway

Approached from the kitchen, finished with an engineered oak floor and skirting boards with mood lighting, high ceiling with spotlights, built-in airing cupboard.

Master Bedroom One

11' 6" x 8' 9" (3.51m x 2.67m)

Approached independently from the inner hall, double size bedroom with high ceiling with spotlights, stylish chrome light switches and power points throughout, full height double glazed sash cord style window with a pleasing outlook across the lawned side gardens, strategic contemporary wall lights.

Ensuite Bathroom

11' 10" x 6' 3" narrowing to 4' (3.61m x 1.91m narrowing to 4')

Stunning white bespoke suite with fully tiled floor and walls, comprising large shaped corner bath with chrome mixer taps, stylish chrome vertical radiator/towel rail, W.C. with concealed cistern, contemporary square shaped wall mounted wash hand basin with chrome mixer taps, pop-up waste, vanity unit with pull out drawers. Ceiling with spotlights, air ventilator, large sash cord style double glazed full height window with deep ceramic tiled sill to side aspect.

Bedroom Two

11' 6" x 11' 3" (3.51m x 3.43m)

A further double size bedroom, also equipped with stylish chrome light switches and power points, strategic wall lights, high ceiling with spotlights, built out double wardrobe, two full height sash cord double glazed windows each with deep sills and enjoying pleasing outlooks across the lawned side gardens.



Ensuite Cloakroom

7' 6" x 3' 4" (2.29m x 1.02m)

Approached from Bedroom Two, stylish and contemporary modern white suite with tiled floor and fully tiled walls, comprising contemporary square shaped wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit with dual walnut finished drawers with chrome slimline handles, W.C., high ceiling with spotlights.

Ensuite Shower Room & Store

12' 9" x 3' 5" increasing to 7' 11" (3.89m x 1.04m increasing to 7' 11")

Also independently approached from Bedroom Two, leading to a useful and versatile storage area, beautifully tiled in porcelain ceramics to both floor and walls, equipped with wall lights in chrome, a double glazed sash cord window to the side, a vertical stylish chrome radiator/ towel rail, and a fully tiled shower cubicle with stylish chrome shower unit including waterfall fitment and separate hand fitment, approached via a clear glass contemporary door with stylish chrome handle and surround. Contemporary mood lighting.

Outside

Residents Car Park

Allocated Space

There are two allocated parking spaces for this property.

Visitors Space

There are ample fully signposted visitor spaces within the residents car park located directly behind the property.

Outside Gardens

The property benefits from a higher level of outside space than standard within this development, due to its strategic position - southerly facing, and includes an L shaped paved sun terrace which continues across the front of the property and right across the side garden area to the front door and slightly beyond providing ample space for the housing of patio tables and chairs etc.

Front Sun Terrace

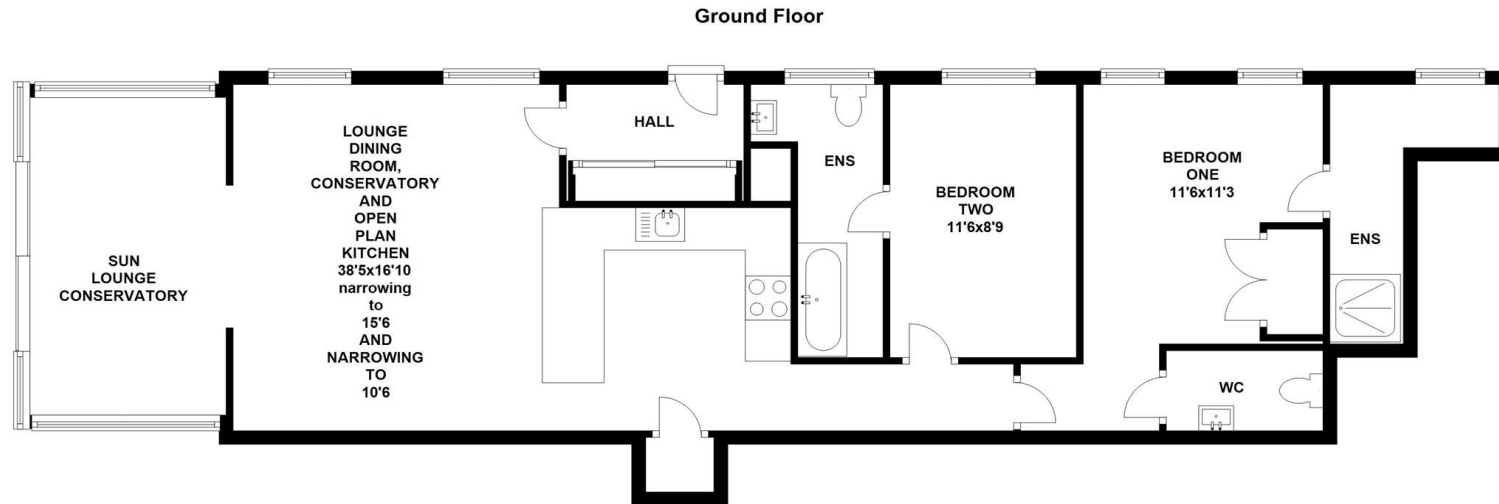
Side Sun Terrace

Leasehold

The property is leasehold for 999 years from 2009, with a quartley ground rent of £45.09 and a quarterly service charge of £586.44p.







52 High Street, COWBRIDGE, South Glamorgan, CF71 7AH

EPC Rating: C

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Property Ref:SDV300616 - 0007



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