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Talbot House, Hensol, CF72 8GD
Price **£450,000**

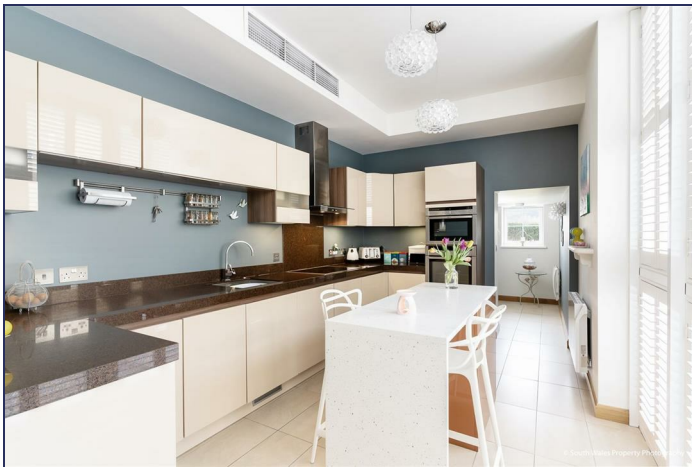
HARRIS & BIRT

High Street, Cowbridge CF71 7AF

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Harris & Birt are pleased to offer to market a unique opportunity to acquire this exceptionally presented ground floor three bedroom apartment situated in the idyllic setting at Hensol Castle Park. This bespoke and individual apartment has been finished to an exceptionally high standard by the current owners and offers deceptively spacious ground floor level accommodation. The accommodation briefly comprises; entrance hall, kitchen/breakfast room, large open plan living/dining space, three double bedrooms two of which have the benefit of wonderfully appointed bathrooms. Leading out from the dining area is a large glazed patio door that opens up onto private gardens to rear with a spacious patio area, ideal for entertaining and al fresco dining.

Hensol Castle Park in itself offers a wide range of amenities being placed within such close proximity to The Vale Resort and all it has to offer as well as within a short driving distance to Llantrisant, Talbot Green and Cowbridge alike. Hensol Castle Park is situated perfectly for access to the M4 corridor. Close walking proximity to Llanerch Vineyard and restaurants in the Vale Resort.



Accommodation

Ground Floor

Entrance Hall 6'7" x 14'11" (2.01m x 4.55m)

Well proportioned entrance hallway built on an L shape with open into Kitchen/Breakfast room as well as doorway through into bedrooms one and three, living dining room and WC. Four door run of attractive contemporary high gloss floor to ceiling units comprising; two large storage cupboards, integral fridge and three large storage units. Attractive large form porcelain tiled floor. Entered via wooden front door with inset glazed vision panel. Recess spotlighting. Tag alarm system. Opens through into Kitchen/Breakfast Room.

Kitchen/Breakfast Room 15'6" x 9'6" (4.72m x 2.90m)

Luxuriously appointed Kitchen comprising; two tone range of fitted high gloss wall and base units with incredibly deep granite work surfaces. Features include; Franke stainless steel sink and grooved drainer with waste disposal system and chrome swan neck mixer tap, integrated freezer, integrated Baumatic dishwasher, Neff four ring electric hob with granite splashback and Franke stainless steel extractor fan over. Stainless steel Neff electric double oven, Neff stainless steel microwave oven above. Double glazed window to side elevation with attractive contemporary plantation shutters, fitted island with quartz work surface and contrasting high gloss pan drawers. Attractive pendant light features. Electric fitted radiator. Porcelain tiled flooring to match entrance hall. Opens through into rear hall.

Rear Hall 8" x 3'4" (2.44m x 1.02m)

Built on a L shape with useful storage cupboard. Double glazed window to rear aspect allowing natural light. Electric radiator. Porcelain tiled flooring. Door leading into Suite Bedroom Two.

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

Wonderfully proportioned double bedroom which could easily accommodate a double bed. Skimmed walls and ceilings. Recessed chrome spotlighting. Two fitted chrome wall lights. Carpeted floor. Built in wardrobes. Double glazed

window to rear elevation offering scenic views. Inset plantation shutters to remain. Oak doorway opens through into Suite Bathroom Two.

Bathroom Two

Three piece suite comprising oversized walk in shower cubicle with integrated chrome shower, rainfall shower head and separate shower head fitment behind a chrome and glazed shower screen with mosaic tiled splashbacks. Attractive white high gloss vanity unit, low level dual flush WC and curved wash hand basin with chrome mixer tap. Fully tiled walls in a polished limestone and contrasting tiled porcelain floor. Recessed down lighting. Double glazed opaque sash window to side elevation. Inset plantation shutter to remain. Attractive built in utility space housing open shelving and space for stacked washing machine and tumble dryer. Chrome heated electric towel rail. Attractive low level LED spotlighting.

WC 5'8" x 4'5" (1.73m x 1.35m)

Modern white two piece suite comprising; oversized wash hand basin with underset vanity unit providing useful storage, low level dual flush WC. Fully tiled walls and floors. Chrome Acova heated towel rail. Recess spotlighting. Extractor fan.

Living/Dining Room 27'8" x 16'4" (8.43m x 4.98m)

Beautifully appointed living/dining room with attractive wall mounted contemporary log burning effect electric fire. Double glazed window to side aspect with plantation shutters. Open plan with a contemporary dining area. Impressive double glazed floor to ceiling windows and sliding patio doors lead out onto a delightful al fresco dining terrace. Travertine tiled flooring throughout. Skimmed walls and ceilings with inset chrome spotlighting and range of attractive wall lights.

Master Suite Bedroom One 9'8" x 11'11" (2.95m x 3.63m)

Excellent sized double bedroom with double glazed fitted window to side elevation to include inset plantation shutters. Range of fitted wardrobes with dark high gloss fronted sliding doors. Plenty of room for bedroom furniture. Recess spotlighting. Door leading through into Master Suite Bathroom One.

Master Suite Bathroom One 11'8" x 6" (max) (3.56m x 1.83m (max))

A wonderfully appointed bathroom suite that has been fitted with the highest specification in mind and comprising; four piece suite of freestanding roll top bath with modern chrome floor mounted mixer tap with separate shower head fitment, vanity unit built in walnut with low level dual flush hidden cistern WC, over wash hand basin with chrome mixer tap. Range of fitted wall mounted storage units as well as open glass shelving and attractive granite work surface. Double glazed sash window to side elevation with inset plantation shutters. Fully tiled walls and floor. Skimmed ceiling with inset chrome spotlighting. Chrome mounted heated towel rail. Bathroom opens up to a well appointed fully tiled hexagonal mosaic wet room area with integrated chrome mixer tap and rainfall shower head fitment as well as sleek smaller shower head fitment. Inset recess shelving and fitted extractor fan.

Bedroom Three 10'6" x 11'11" (3.20m x 3.63m)

Third double bedroom with useful fitted wardrobe furniture. Airing cupboard housing Megaflow hot water cylinder as well as useful shelving. Honeywell thermostat. Range of LED spotlighting as well as attractive wall lights. Double glazed window to side aspect with inset shutters. Fitted carpet.

Outside

Attractive communal gardens wrap around the apartment development with private rear patio area ideal for sitting out and entertaining. Large lawned area of garden which sweeps right around the property creating an attractive setting flanked by mature hedgerow.

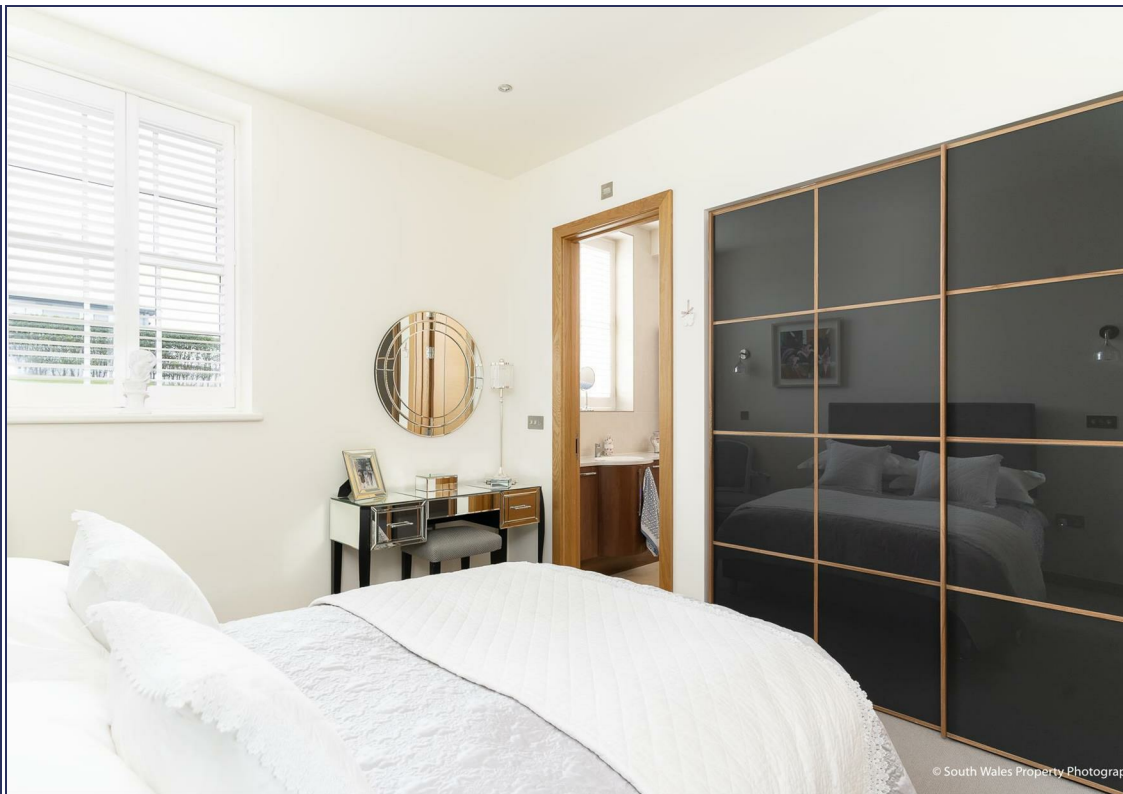
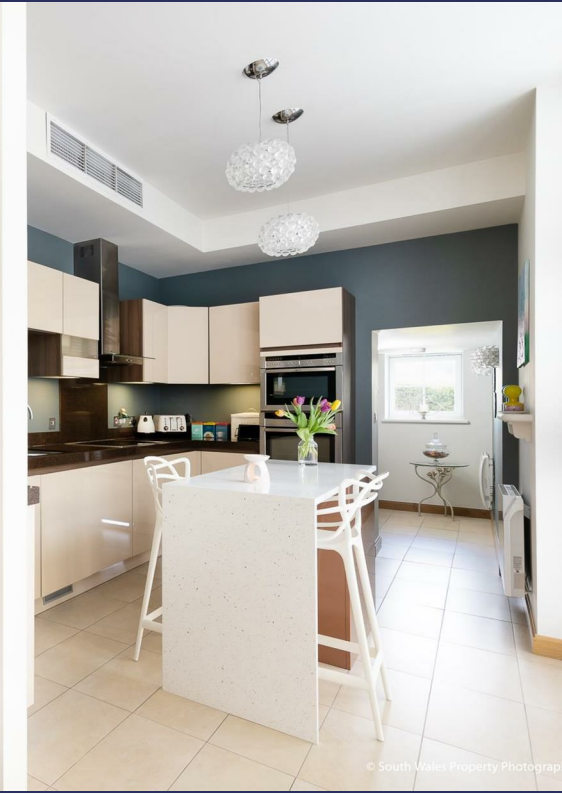
Services

The properties were sold originally on a 999 year lease from original build date. Vendors form part of the management company. Circa £301 per month service charge of which covers buildings insurance, patio clean twice a year to front & rear, windows cleaning monthly and garden maintenance. It also includes the air retention heating system. Mains electric & water. Water is individually metered.

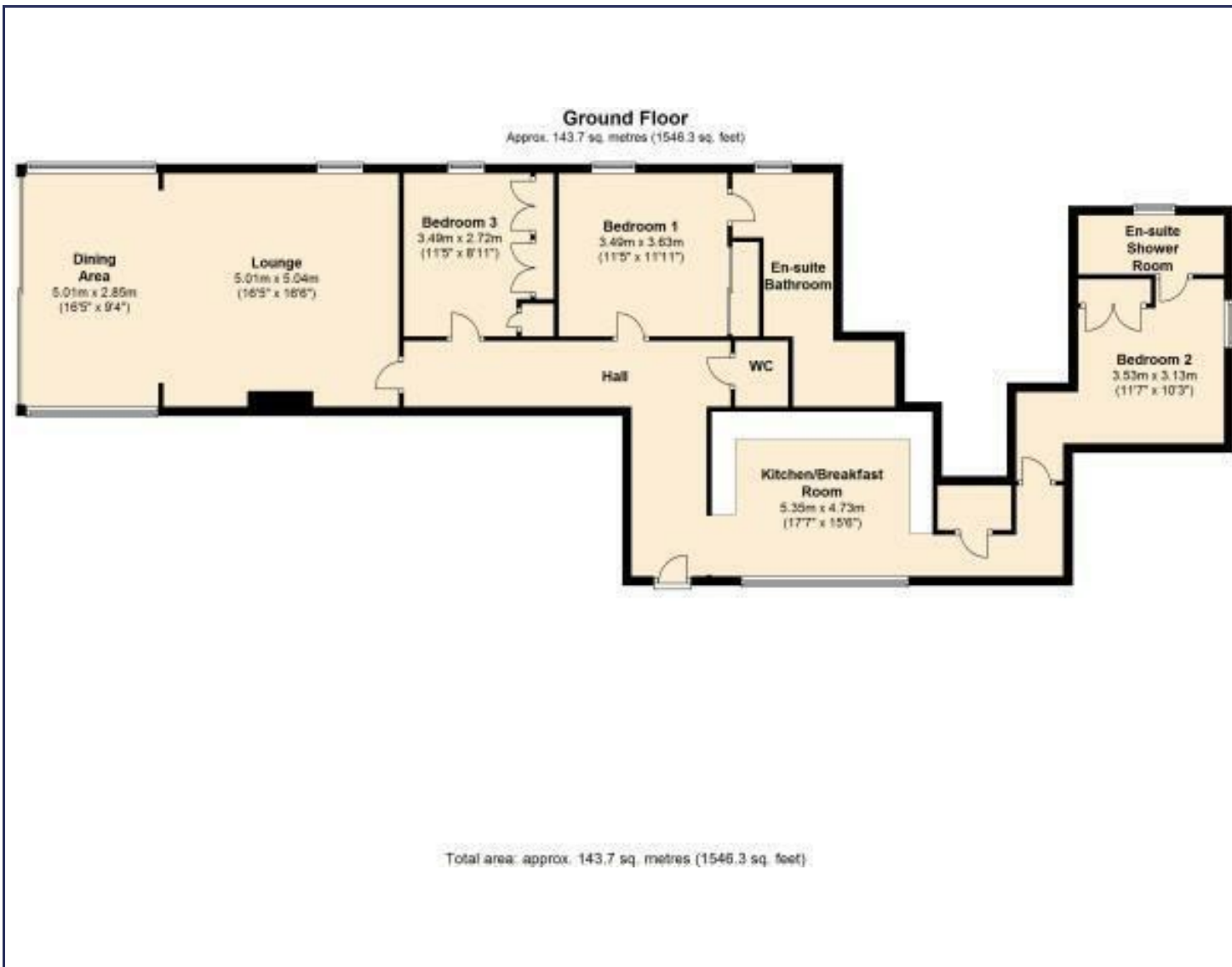
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	65
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	