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3 Richardson House
Hensol, The Vale of Glamorgan,
CF72 8GE

3 Richardson House

Asking price **£390,000**

An impressive, beautifully presented two double bedroom, ground floor apartment, set in a highly regarded Hensol Castle Development.

Stunning ground floor executive apartment

High quality finish throughout

Sought-after developments in exclusive gated community

Open Plan, lounge/dining room

Separate kitchen/breakfast room with access to patio

Two double bedrooms, both with en-suite facilities

Excellent commuting options, easy access to Junction 34 of the M4

Viewings highly recommended





This spacious, light and airy ground floor executive apartment is presented to the very best of standards with high quality fixtures and fittings throughout.

The property office accommodation, which briefly comprises of an ENTRANCE HALL with built-in cloaks storage cupboard. The hallway has exposed oak floor, which continues into the LOUNGE DINING ROOM (27'3" x 16'10"). This impressive reception room is flooded with lights from floor to

ceiling windows and sliders within the dining area, plus sash windows to side. The dining area has travertine tiled flooring. The KITCHEN BREAKFAST ROOM (15'5" x 10'9") with the French doors, flanked by windows with matching side windows, leading to a private patio area, offers a range of high gloss, Cherrywood affect base, larder and wall mounted units. Complementing worksurfaces extend to a breakfast bar area. Integrated appliances includes Neff oven, microwave oven,

induction hob with cooker hood over dishwasher and fridge/freezer. The UTILITY ROOM (6'1" x 11'2") offers additional storage space and has space and plumbing for white goods.

The apartment boasts two double bedrooms, BEDROOM ONE (13'7" x 13'2" max) has two sash windows to side aspect, plus double built-in wardrobe cupboards. It benefits from an EN-SUITE BATHROOM (6'8" x 12'6") with a white three-piece suite including rainfall shower over a panel bath with full tiling to floor and walls. BEDROOM TWO (8'7" x 11'2") with a single sash window to front, has a built-in wardrobe cupboard and benefits from a stylish EN-SUITE SHOWER ROOM (11'4" max x 11'4" max) with full tiling to floor and walls including mosaic tiling within the walk-in shower area.

Outside the property boasts to private paved patio areas, bordering onto the communal gardens plus allocated parking spaces.

3 Hensol Castle park, Hensol, CRF

Main Floor Total Exterior Area 152.96 m²
Total Interior Area 132.60 m²



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





Directions

From Junction, 34 of the M4 travel south signposted Pendoylan. Follow signs for the Vale Hotel. Proceed down the hotel driveway, turning right, before the hotel. Proceed through the security gates and Richardson house is the second Building on the right hand side

Tenure

Leasehold

Services

Service Charge: £3,612.95 per annum.

Ground Rent: £203.88 per annum.

Council Tax Band G

EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

