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4 Brandon House
Hensol, Vale of Glamorgan,
CF72 8GR

4 Brandon House

Asking price **£390,000**

A beautifully presented, two double bedroom first floor apartment, enjoying light and airy accommodation. Situated in this most sought after gated development.

Two double bedroom first floor apartment

Situated in the exclusive gated Hensol Castle Park development

Open plan lounge/dining room with floor-to-ceiling windows, enjoying far-reaching views

Accommodation presented to the highest of standards

Modern, fitted kitchen with integrated appliances

Conveniently located adjacent to The Vale Hotel

Under floor heating throughout

Two double bedrooms, both with built-in wardrobe, space and en-suite facilities

Allocated parking space





This two double bedroom executive apartment is presented to the highest of standards and is located in the highly sought after Hensol Castle Park gated development.

The accommodation briefly comprises of an ENTRANCE HALL with ceramic tile flooring and oak staircase rising to the first floor accommodation. The LANDING with built-in airing cupboard has oak

wood flooring which continues into the LOUNGE/DINING ROOM, (19'1"×17' plus 15'6"×9'1"). This light and airy space has floor-to-ceiling windows within the dining area, enjoying the views of the golf course and communal gardens and two further windows to side. The dining area has ceramic tile flooring. The separate KITCHEN/BREAKFAST ROOM, (13'1"max x 10'9") has

a fitted range of high gloss white base, larder and wall mounted units with complimenting work surfaces and matching splash back. Integrated appliances include oven, microwave oven, induction hob with cooker hood over, fridge/freezer and dishwasher.

The property boasts two double bedrooms. BEDROOM 1, (11'7"×10'9") has two sash windows to side. It benefits from built-in wardrobe units plus an EN-SUITE BATHROOM, with a white three-piece suite with full tiling to floor and walls. BEDROOM 2, (11'7"×8'6") Also with built-in wardrobe plus an EN-SUITE SHOWER ROOM, with white three-piece suite, including a fully tiled double shower cubicle. Finally, off the landing is a CLOAKROOM with a white two piece suite.



Branden House, Hensol

Total Area: 1277 ft² ... 118.7 m²

All measurements are approximate and for display purposes only





Directions

From Junction 34 of the M4 travel south signposted Pendoylan. Follow signs to The Vale Hotel. As you proceed on the hotel driveway, turn right prior to reaching the hotel. Proceed through the security gates into Hensol Park. Bear left, take the first right and Brandon house will be found immediately in front of you.

Tenure

Leasehold

Services

The service charge is understood to be £2,248 per annum, with a ground rent of £183.63. You are advised to have your legal representative check and confirm this information.

Council Tax Band G

EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 75 C | 75 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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