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5 Wyatt House  
Hensol Castle Park  
Hensol,  
The Vale of Glamorgan,  
CF72 8GH

## 5 Wyatt House

Asking price **£425,000**

An exclusive, three bedroom, first floor apartment set in the prestigious, gated, 150 acre parkland development of Hensol Castle Park offering the members golf courses, leisure and spa facilities of The Vale Resort adjacent.

Sold with Vacant possession and no onward chain

A recently upgraded luxury three bedroom first floor apartment

Off a shared entrance hall the accommodation comprises a Newly fitted contemporary open plan kitchen/living/dining room, three double bedroom of which two are en-suite with a cloaks cupboard and WC off the landing.

Views of golf course, beautifully manicured residents gardens and forestry enjoyed from within.

A select and private development with great connectivity to the M4 corridor, Cardiff and Cowbridge alike.

Favourable located within the 150 acres parkland setting of Hensol Castle Park and The Vale Resort

Allocated parking bay and multiple visitor bay parking





An exclusive, three bedroom, first floor apartment set in the prestigious, gated, 150 acre parkland development of Hensol Castle Park offering the members golf courses, leisure and spa facilities of The Vale Resort adjacent.

Natural oak, quarter turn stairs rise from the communal entrance lobby to the first floor landing with cloaks cupboard off. An internal glazed door continues to the inner LANDING with a fully tiled, modern WC to the far end. To the right, a wide opening leads to the generously proportioned, open plan LIVING KITCHING DINING ROOM where you are immediately drawn to a beautiful, elevated view towards the golf course. This great entertainment space is further enhanced by the newly fitted modern kitchen with an array of integrated 'Neff' appliances, pull out pantry storage and a sleek matt finish run of wall hung and floor mounted units with slim profile quartz countertops fitted.

Three bedrooms of which two are en-suite form the additional accommodation. The PRINCIPAL BEDROOM, a well-balanced double with sizeable sliding wardrobe has two large sash windows overlooking the communal grounds and look onwards towards the lakes and forestry, providing an impressive backdrop. Just off is a very well-appointed fully tiled EN-SUITE BATHROOM, with freestanding bath and frosted window over opposite a

rainfall double shower with a hand basin and WC making up the four-piece suite. BEDROOM TWO is a large double bedroom enjoying exquisite, direct views of the golf course. It benefits from wall mounted up and downlights and an integrated triple wardrobe. The EN-SUITE is fitted with a double rainfall shower, wall mounted sink and WC to the side with heated towel rail. Sliding doors open to an airing cupboard with pressurised water cylinder and shelving to the side. BEDROOM THREE/ HOME OFFICE is a double bedroom, again with sash windows overlooking the golf course and wall mounted up lights.

Outside No.5 has an allocated parking bay with multiple visitor bays accessible for guests. Residents can also enjoy the use of the exceptional communal gardens, grounds and lakeside walks.





## Directions

From Junction 34 of the M4 travel south signposted Pendoylan. Follow signs for The Vale Hotel. As you travel down the hotels driveway, turn right before the hotel. After passing through the security gates, Penry House is the fourth building on the right hand side. Number 5 is accessed via a communal entrance.

What3words - worth.rebounded.cocktail

## Tenure

Freehold

## Services

All mains services are metered  
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	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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