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4 Crawshay House,
Hensol Castle Park
Hensol, CF72 8GP

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4 Crawshay House

Asking price **£525,000**

A very spacious, exceptionally presented 3 bedroom contemporary apartment generously positioned with elevated views across the parkland setting and lake respectively.

Located within the highly regarded Hensol Castle Park development, viewing is best advised

Favourable positioned with direct access and views over the Lake and parkland

Accommodation comprises a private entrance and staircase to hallway, large open plan kitchen/living/dining room, principle bedroom with dressing room and en-suite, second/guest bedroom with en-suite and a third bedroom/home office

Many upgraded fixtures, fittings such as hardwood flooring, doors, fully integrated kitchen, zoned climate control system and more

Two dedicated parking spaces and multiple visitor bays a short distance from the apartment

Conveniently located with Cowbridge, Miskin, Pontyclun, Cardiff and the M4 corridor easily accessible





A very spacious, exceptionally presented 3 bedroom contemporary apartment, generously positioned with elevated views across the parkland setting and lake respectively.

Part glazed timber entrance door with decorative Sunbeam insert above opening to ENTRANCE HALL (8'4"x 5'5"), travertine tiled floor, recessed ceiling spotlights and half turn hardwood stairs rising to top landing with inset floor LED lighting and a large window with views to the lake.

Top LANDING (3'7" x 44' 6"), hardwood floor, multiple ceiling spotlights, additional wall mounted up-lighting and two sizeable storage cupboards. WC, (4'1" x 8'7"), fully tiled, modern low-level WC, wall mounted wash hand basin with vanity storage under, mirrored cabinet over and two frosted sash windows to the side elevation. An impressive KITCHEN/BREAKFAST/LIVING/ENTERTAINMENT space (17'

max x 39' 11" max). KITCHEN (12' x 11'1"), ceramic tiled floor, an array of gloss wall and base mounted units, granite worktop extending to the breakfast peninsula, integrated 'Neff' oven, induction hob (extractor over), microwave, dishwasher, fridge, freezer, 1 1/2 stainless steel sink and two large sash windows to the side elevation. LIVING SPACE (17 x 16'7"), hardwood floor, multiple recessed ceiling spotlights, sash window to side and custom-built cabinetry with cupboards below, open shelving above with provision for TV to middle, wide open arch flanked by a pair of stylish 'up-and-down' lights opening through to DINING ROOM, (9'3" x 15'1"), ceiling spotlights, central pendant light to middle with stylishly, modern, floor to ceiling glass to three aspects with panoramic views over The Vale resort.

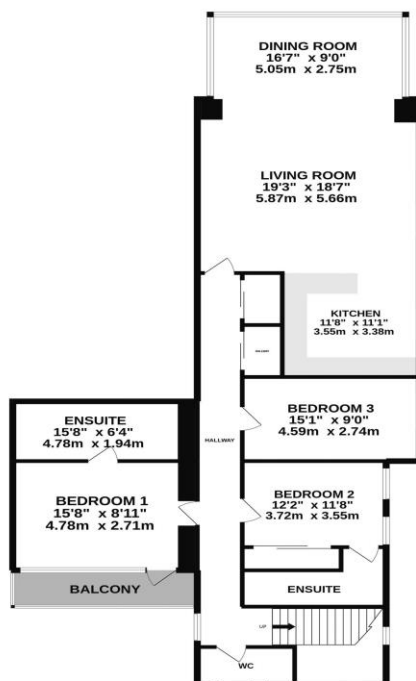
BEDROOM 1 (18'5" x 15'1"), fitted carpet, multiple recess ceiling spotlights, wall mounted lights and 'floor to

ceiling' glazing with elevated views to the lake and access to a private BALCONY (17' 4" x 5'8") paving, external PowerPoints and seamless glass balustrade to maximise the lakeside position. DRESSING AREA (3'5 x 10'1"), a bank of integrated wardrobes leading onwards to the ENSUITE BATHROOM (15'8" max x 6'4"), fully tiled modern three-piece suite comprising 'his and hers' sink with vanity storage under, mirrored cabinetry above, modern WC, freestanding double ended bath (with central tap over) additional large double shower enclosure with rainfall shower.

BEDROOM 2 (11' 10" x 12'2"), fully carpeted, multiple LED spotlights to ceiling, additional wall mounted lighting over bed, built-in double wardrobe, two sash windows to side elevation and access to ENSUITE SHOWER ROOM (6'7" x 12' 2"), fully tiled, modern low-level WC with matching wash hand basin, vanity storage under, chrome heated towel rail, large walk-in fully tiled shower and frosted sash window to side.

BEDROOM 3 (13'5" x 8'10"), carpeted, multiple ceiling spotlights, large window with views to the Lake beyond.

GROUND FLOOR
1511 sq.ft. (140.4 sq.m.) approx.



TOTAL FLOOR AREA : 1511 sq.ft. (140.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreage 10/2022





Directions

Travelling in a westerly direction along the M4, exit at Junction 34 and at the roundabout take the first exit. Turn next right and right again, signposted Hensol. Follow the road, bearing right, up through the village, taking the next left hand turn signposted Vale Hospital and Hensol Castle. Proceed through the electric gates following the estate road to the left, past the Castle where Crawshay House is the second block overlooking the lake.

Tenure

Leasehold

Services

Drainage, Water, Electric and Wi-fi arranged through the Vale Resort
Council Tax Band
EPC Rating

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		70 C
55-68	D	67 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.

