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Apartment 2 Penry
House, Hensol
Castle Park
Hensol, CF72 8GR

Apartment 2 Penry House Hensol Castle Park

Asking price **£439,000**

Exclusive 3 bedroom ground floor apartment in a beautiful gated parkland development adjacent to private golf courses and other leisure facilities.

Luxury 3 bedroom ground floor apartment in a lovely parkland setting

Shared outer hallway, private inner hallway, open plan living/dining space and kitchen

Master bedroom with high quality en-suite shower room, guest bedroom with en-suite shower room, double bedroom 3 and further independent shower room

Dedicated parking and access to beautiful communal gardens

Adjacent to private leisure facilities

Easy access to M4





Exclusive 3 bedroom ground floor apartment in a beautiful gated parkland development adjacent to private golf courses and other leisure facilities.

Shared OUTER HALLWAY leading to INNER HALLWAY with natural stone tiled floors. Door to large storage cupboard and beautifully appointed SHOWER ROOM, modern white suite including low level WC with concealed cistern, wash hand basin with vanity drawers, chrome heated towel rail and large mosaic tiled shower cubicle with glazed entry door. Glazed door with marquetry detail opening to a fabulous central LIVING AREA, again with natural stone tiled floor, low profile sliding patio doors and full height glazed sections

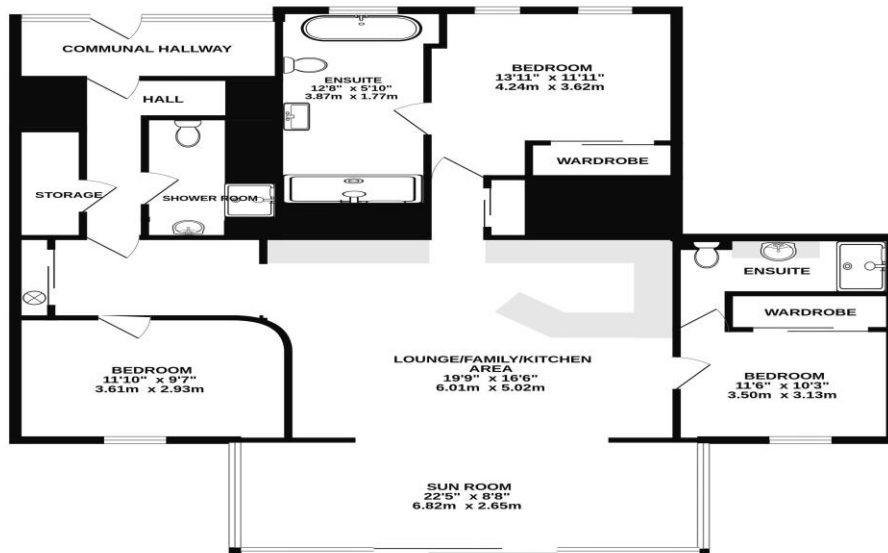
to a semi circular paved sitting area with maintained lawned and hedged gardens beyond. LIVING AREA with ample space for sitting and dining. Open plan KITCHEN, with piano black, high gloss base and wall cupboards, worktops incorporating breakfast bar and inset stainless steel sink, full range of integrated appliances including Neff hob, extractor, dishwasher, wine chiller, twin oven, fridge and freezer.

LOBBY with sliding doored wardrobe/coat cupboard leads to the MASTER BEDROOM, large room with double glazed windows to parking area and mature grounds, mirrored doored wardrobes and door to full EN-SUITE BATHROOM,

white suite including a freestanding bath with chrome pillared tap, low level WC, wash hand basin with vanity drawers and large mosaic tiled shower cubicle with glazed entry door and screen, chrome heated towel rail. BEDROOM 2, double room with sash style double glazed window, mirrored door wardrobes and door to high quality EN-SUITE SHOWER ROOM, fully tiled to floor and walls, large mosaic tiled shower enclosure, wash hand basin with vanity drawers and low level WC, chrome heated towel rail, mirror doored medicine cabinet to remain. DOUBLE BEDROOM 3, currently used as a study with natural stone tiled floor and double glazed sash window.

Outside there is a dedicated and visitor parking to the front, and to the rear a wide paved and gravelled private sitting area screened by mature hedging which is accessed directly from the main living space. Extensive ground and lakeside walks.

GROUND FLOOR
1326 sq.ft. (123.2 sq.m.) approx.





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 third building on the right hand side. What3words: clays.clouding.everybody

Tenure

Leasehold
125 years from 1 May 2009

Services

Mains water, electric, gas and drainage Ground rent £200 per year Service charge £4122.40 per year
Council Tax Band G
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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.

