



1 Llewelyn House Hensol Castle Park
Vale Of Glamorgan, CF72 8GJ

Watts
& Morgan



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Hensol, Vale Of Glamorgan, CF72 8GJ

£499,950 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Hallway • Open-plan living-dining-kitchen

Master bedroom with en suite bathroom & dressing room • Second, en suite guest bedroom • Third bedroom

Cloakroom & utility room

West facing patio area • Two allocated parking spaces • Extensive communal gardens and grounds

EPC rating: B81

Directions

From the eastbound M4 - turn off at Junction 34 and take the first exit. Follow the signs for the Vale Hotel. Follow the road and turn right into the main entrance for the Hotel. Follow this road and take the second right junction

where you will see gates in front of you for Hensol Castle

Cowbridge Town Centre – 5.2 miles

Cardiff City Centre – 11.1 miles

M4 Motorway – 1.1 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * Located to the very heart of this prestigious, popular community
- * A three bedroom, ground floor apartment well maintained to a very high standard
- * Entrance hallway with solid wood flooring extending through a doorway into the living space.
- * A generous, open plan kitchen-living-dining room with high ceilings and lovely light from windows with louvre shutters
- * Distinctive kitchen area includes a comprehensive range of modern units with appliances, where fitted, to remain including induction hob, extractor, oven, separate microwave-grill and fully integrated dishwasher. A 'Rangemaster' fridge-freezer is plumbed for cooled water whilst the sink includes a Quooker-style tap with instant hot water and also chilled, filtered water.
- * Adjacent living area with wall mounted fire as a focal feature
- * Stunning dining area with floor to ceiling windows, and centrally positioned doors, looking out over and opening to the west facing patio
- * Three double bedrooms, all of which have fitted wardrobes
- * Master bedroom with contemporary en suite including a bath and a shower; and a neat dressing room
- * Second, guest bedroom with en suite shower room
- * Also cloak room / utility room with WC and space / plumbing for a washing machine and a drier

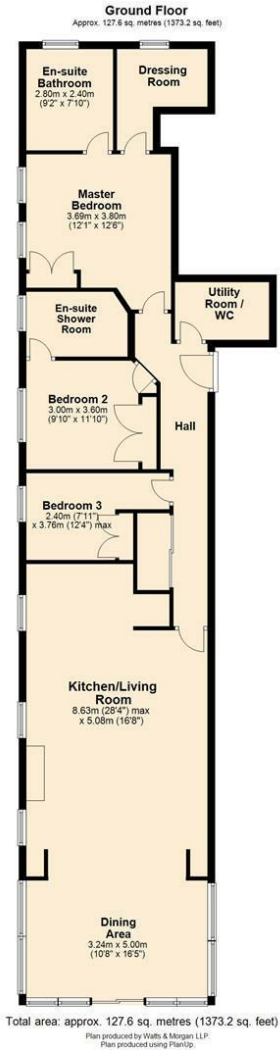


Garden & Grounds

- * West facing paved patio, accessed directly from dining room
- * Looking directly onto the heart of the immaculate grounds of Hensol Castle Park
- * These extensive, well tended grounds for use by all residents
- * Allocated parking for 2 cars
- * The Vale Hotel and Resort, and all the facilities it offers, is within a short stroll

TENURE AND SERVICES

Leasehold. 111 years remaining (125 years from 2009) Ground rent: To be confirmed. Service charge: c £3242 per year. It is understood that drainage, water and electric is supplied via The Vale Resort.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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