



1 Morris House, Hensol Castle Park,
Hensol, Vale Of Glamorgan, CF72 8GN

Watts
& Morgan



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Guide Price £550,000 Leasehold

3 Bedrooms | 3 Bathrooms | Open-Plan Living

A luxurious three bedroom ground floor apartment situated in Hensol Castle Park. Offering well maintained and high specification accommodation throughout. Over 1400sq.ft to include; entrance porch, open plan living-dining-kitchen leading to patio and utility. Three double bedrooms - all with fitted wardrobes and ensuites. West-facing patio area with lovely views over communal grounds and Hensol Castle plus two allocated parking spaces. Underfloor heating to all living areas and bathrooms.

The Vale Hotel and Golf course within a short stroll.

EPC Rating; B.

Directions

Cowbridge Town Centre – 6.3 miles

Cardiff City Centre – 14.7 miles

M4 Motorway – 1.4 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Located to the heart of this prestigious and popular community in Hensol Castle Park. A stunning ground floor apartment which has been well maintained by the current owners from new (2014).

An entrance porch has a sliding oak door providing access into the open plan living accommodation, offering a range of fitted storage cupboard - ideal for cloaks and shoes. The lounge area seamlessly connects to the kitchen/dining space; this ideal entertaining space benefits from under-floor heating to the open-plan living area and tall broad sliding doors lead onto the west-facing terrace, blending indoor/outdoor living. The kitchen has been fitted with a range of bespoke handleless high gloss wall and base units with quartz tops, offering a range of 'Neff' integral appliances to remain to include; induction hob, dual oven, micro/ grill, warming drawer, dishwasher and instant hot water Quooker tap. Also available via separate negotiation is a freestanding 'Smeg' fridge/freezer. The quartz wraps around into a breakfast bar area which enjoys a lovely position to enjoy the outlook over the communal grounds and private patio area.

The inner hallway leads to all bedroom accommodation with useful laundry cupboard and a separate hot water tank closet. There is a utility room with plumbing for appliances which is also utilised as a walk-in larder.

The three double bedrooms are generous sized rooms each with their own fitted wardrobes and ensuites with underfloor heating.



GARDENS AND GROUNDS

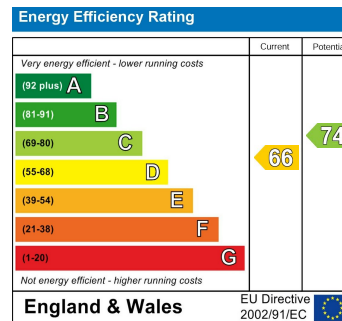
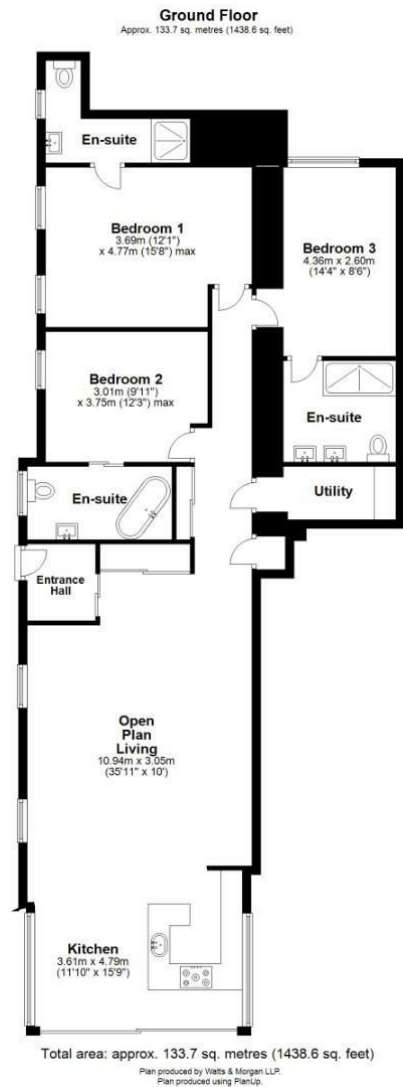
A west-facing paved area accessed directly from the kitchen, looks directly onto the heart of the immaculate grounds of Hensol Castle Park. A wrap around paved patio area leads to the front entrance with mature shrubbery and cherry laurel borders enjoying a lovely view towards Hensol Castle. The extensive well tended grounds offer use by all residents. The Vale Hotel and Resort and all the facilities it has to offer is within a short stroll.

There is allocated parking for the apartment for two cars adjacent to 1 Morris House.

ADDITIONAL INFORMATION

Leasehold. 125 years from May 2009. Ground rent: £205 approx. Service charge: £4,000 per year approx to include communal grounds maintenance, buildings insurance etc.

It is understood that drainage, water and electric is arranged by, and supplied via, The Vale Resort.



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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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