



Apartment 6, Wyatt House, Hensol Castle Park,
Pontyclun, CF72 8GH

Watts
& Morgan



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Guide Price £405,000 Leasehold

2 Bedrooms | 2 Bathrooms | Open Plan Living

A contemporary, first floor apartment situated within the exclusive Hensol Castle Park development with excellent views over the surrounding area.

This luxurious apartment offers over 1,500 sq ft of accommodation to include; private entrance porch with oak staircase to the first floor, open plan living with modern fully fitted kitchen with granite work surfaces, breakfast bar and integral appliances. Opening to a spacious lounge and dining room with floor to ceiling glazing and balcony. Separate utility room and WC. Two large double bedrooms, both with ample storage and en-suites.

Underfloor heating throughout.

Two allocated parking spaces. Immaculate communal gardens and grounds for use of all residents.

No ongoing chain. EPC Rating; D.

Directions

Cowbridge Town Centre – 8.0 miles

Cardiff City Centre – 14.9 miles

M4 Motorway – 1.4 miles

Your local office: Cowbridge

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Summary of Accommodation

SITUATION

Hensol Castle Park is a collection of spacious two and three bedroom luxury apartments located within the spectacular and historical parkland of Hensol Castle Estate. Beautifully designed and located within an estate managed development, these homes have many bespoke design features, and within a stones throw of the world renowned Vale Resort.

The nearby village of Miskin offers a pleasant mix of old character and modern housing, centred around the church and village pub. Pontyclun offers a basic range of shopping facilities and the added benefit of a railway station. Nearby the larger Talbot Green / Llantrisant area offers a leisure centre and a number of national out-of-town stores. Access to the M4 for commuting to all major local centres is exceptionally convenient.

ABOUT THE PROPERTY

A superbly appointed first floor apartment within this exclusive, popular development in Hensol, offering contemporary style throughout.

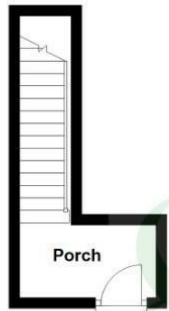
From its private entrance porch, a solid oak staircase with carpeted runner leads to the first floor hallway, with 2-piece WC and all oak doors lead off to the accommodation.

The apartment has, to its very heart, a superb open plan kitchen-living-dining space. The central living space is open to the adjacent kitchen area and includes a black granite breakfast bar with appliances, where fitted, to remain and include; oven, induction hob, fully integrated fridge/freezer and dishwasher. The adjoining living area has ample room for seating, beyond which is a wonderfully light dining area being glazed three sides with centrally positioned sliding doors and a Juliette balcony from which to enjoy the views over Hensol Castle Park and surrounding golf courses.

The principal double bedroom overlooks the courtyard area with greenery beyond to the front of Wyatt House and has its own en suite shower room plus walk-in dressing room with full-length mirror and double sliding fitted wardrobe. The second, guest bedroom also has two sets of fitted wardrobes and its own en suite bathroom with dual-ended bath and separate double shower.



Ground Floor Porch
Approx. 7.2 sq. metres (77.8 sq. feet)



First Floor Apartment
Approx. 138.7 sq. metres (1493.2 sq. feet)



Total area: approx. 146.0 sq. metres (1571.0 sq. feet)

GARDENS AND GROUNDS

The extensive, well tended grounds of Hensol Castle Park is for use by all residents. offering allocated parking for two cars.

Additionally the Vale Hotel and Resort, and all the facilities it offers, is within a short stroll.

ADDITIONAL INFORMATION

Leasehold. 125 years from 2009. Ground rent: approx £220 per year. Service charge: approx £4,002 per year.

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

Council tax band E.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	61	69
(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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