



**1 Richardson House, Hensol Castle Park**  
Hensol, Vale of Glamorgan, CF72 8GE





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£415,000 Freehold

**2 Bedrooms : 2 Bathrooms : 2 Reception Rooms**

Hallway • Kitchen-living-dining room • Garden room

Master bedroom with en suite shower room & separate WC • Second, guest bedroom with en suite bathroom

Own patio seating area

Extensive, well maintained communal grounds

Allocated parking for two cars

EPC rating: C69

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## 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 Park.

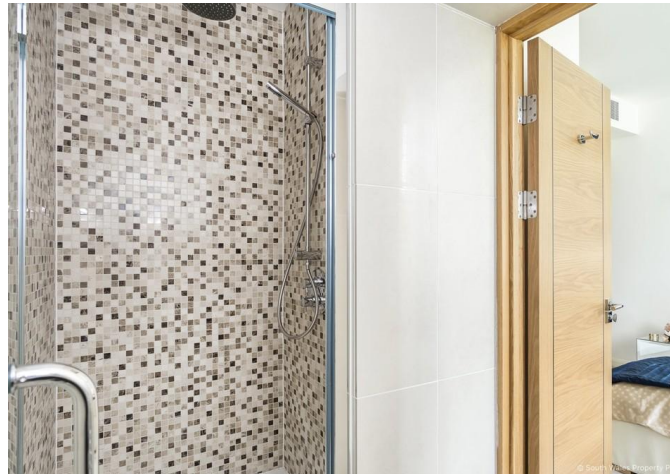
- Cowbridge 5.5 miles
  - Cardiff City Centre 11.1 miles
  - M4 (J34, Miskin) 1.1 miles
- 

**Your local office: Cowbridge**

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## Summary of Accommodation

### ABOUT THE PROPERTY

- \* Located to the edge of this prestigious, popular community
- \* A two bedroom, ground floor apartment well maintained to a very high standard
- \* Entrance hall with coats storage cupboard
- \* A generous, open plan kitchen-living-dining room opening into a wonderfully light garden room sitting area
- \* The stunning garden room sitting area has floor to ceiling 'Skyframe' windows, and centrally positioned doors, looking out over and opening to a paved terrace
- \* Contemporary kitchen includes a comprehensive range of modern units with appliances, where fitted, to remain including NEFF hob, oven, separate microwave and fully integrated fridge, freezer, washing machine and dishwasher.
- \* Master bedroom with fitted wardrobe; en suite shower room; and separate WC
- \* Second, guest double bedroom with en suite bathroom

### GARDENS AND GROUNDS

- \* Own paved patio, accessed directly from garden room
- \* The extensive, well tended grounds of Hensol Castle Park 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

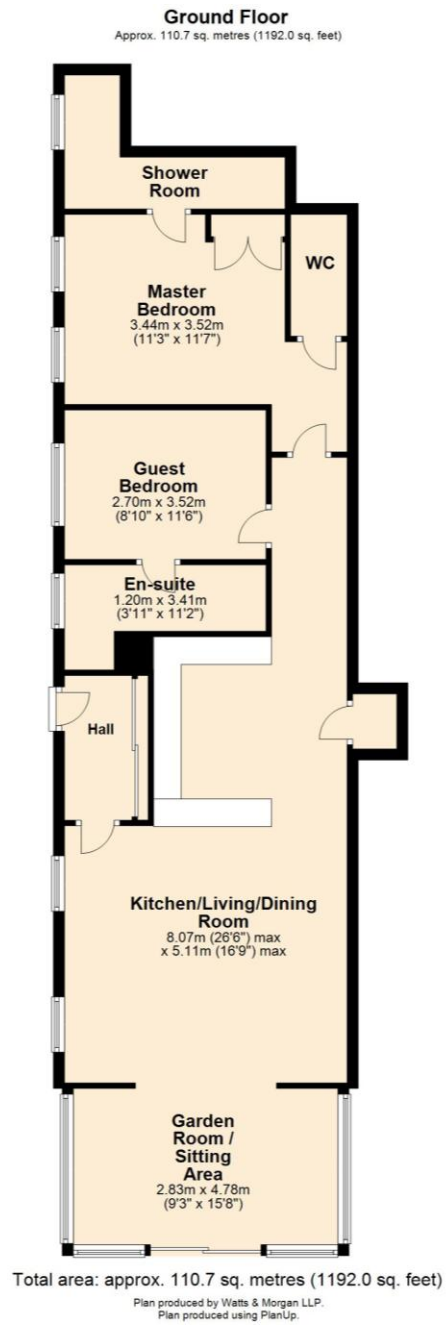
### TENURE AND SERVICES

Leasehold. 114 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 arranged by, and supplied via, The Vale Resort.

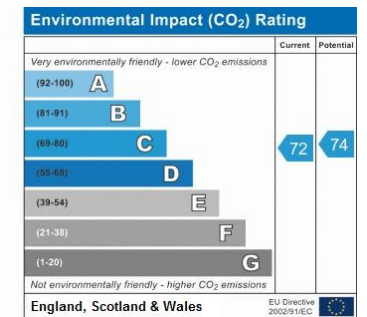
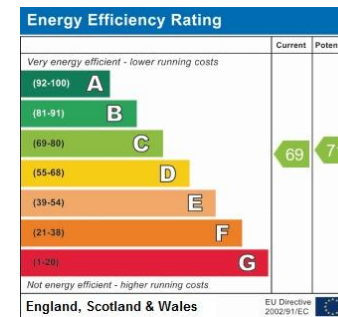
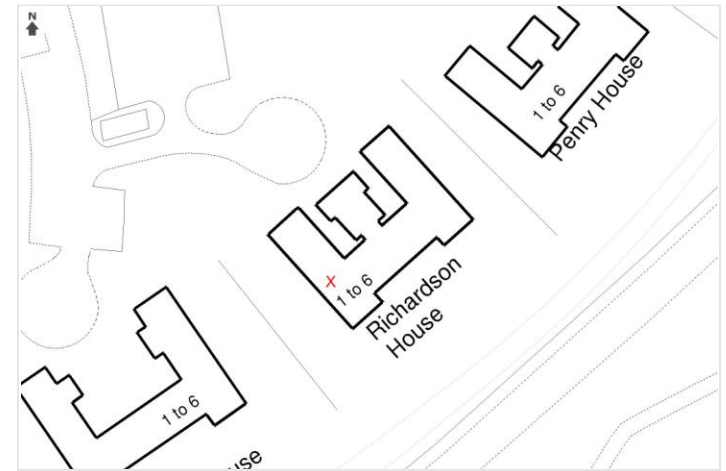
### PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.





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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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