



3 2 2

Hensol Villas, Hensol Vale Of Glamorgan

£475,000

 **peter  
alan**

01446 772857  
[enquiries@pablack.co.uk](mailto:enquiries@pablack.co.uk)



# About the property

Discover this stunning 3-bedroom semi detached family home in the sought-after Hensol, Vale of Glamorgan. Perfectly designed for modern living, this property boasts a beautiful open-plan kitchen, dining, and family room. Featuring two sets of bi-folding doors that seamlessly connect the indoors to a spacious, south-facing rear garden, it's the ultimate entertaining space where indoor and outdoor living blend effortlessly. Highlights you'll love are a versatile home office or playroom to suit your lifestyle.

A convenient downstairs cloakroom and two handy storage cupboards.

Luxurious master suite with a Juliette balcony overlooking your garden, built-in wardrobes, and an en-suite shower room.

Two additional bedrooms, both with built-in storage, and a stylish family bathroom. The exterior offers driveway parking for multiple cars, a low maintenance front garden, and a large, level, south-facing rear garden complete with side access and composite decking that spans the entire width of the property.

The property is set within the highly desirable Cowbridge Comprehensive catchment area, this home is perfectly situated near the M4 (J34) and close to Pontyclun, Talbot Green, and the charming market town of Cowbridge offering all the amenities you need. Don't miss the opportunity to make this exceptional family home yours. Schedule your viewing today and start living the life you deserve!

# Accommodation

## Location

Discover the perfect harmony of semi-rural living with a wealth of amenities just a stone's throw away. Nearby, you'll find the award-winning Vale Hotel, Spa, and Golf Course, as well as the historic Hensol Castle and its renowned gin distillery. A short drive in one direction brings you to Pontyclun, offering a variety of shops and services, while the other direction leads to the charming market town of Cowbridge. With Junction 34 of the M4 close by, it's an ideal location for commuters seeking a peaceful retreat at the end of the day. Just 200 yards up the road is Llanerch Vineyard, a delightful spot for dining with picturesque views. Families will also appreciate the excellent school catchment area, including Pendoylan Church of Wales Nursery School and Cowbridge Comprehensive.

## Entrance Hallway

Entered via UPVC front door, door to cloakroom, stairs leading to the first floor, tiled flooring, door to storage cupboard with hanging hooks and shelves for shoes.

## Cloakroom

WC, wash hand basin with vanity unit, radiator, partially tiled walls, tiled flooring, UPVC double glazed windows to front, space and plumbing for tumble dryer.

## Study

9' 6" max x 7' 4" ( 2.90m max x 2.24m )  
UPVC double glazed window to front, door to understair storage cupboard, cupboard housing central heating boiler, radiator, tiled flooring.





### Kitchen/Breakfast/Family Area

24' 7" x 23' 7" max ( 7.49m x 7.19m max )  
 This stunning kitchen, breakfast, and family area was thoughtfully reconfigured and completed in 2017. It features an extensive range of bespoke Shaker-style wall and base units crafted by a local supplier, complemented by elegant Silestone work surfaces. The space is centered around a large island unit offering additional storage with base units. Integrated "Neff" appliances include a fridge/freezer, oven, combination microwave oven with a warming drawer, dishwasher, washing machine, induction hob, and an inset Belfast sink. The entire area is beautifully finished with solid wood parquet flooring, enhanced by plumbed underfloor heating for year-round comfort. Natural light floods the space through two sets of bi-folding doors with electric blinds, opening onto the south-facing garden, as well as two additional Velux windows. With ample room for a large dining table and substantial furniture, this area truly serves as the social heart of the home.

### First Floor Landing

UPVC double glazed window to front overlooking private land and fields opposite, doors to all first floor rooms, carpeted.



### Master Bedroom

24' 11" max x 11' 6" max ( 7.59m max x 3.51m max )  
 Spacious master suite with UPVC double glazed sliding doors onto Juliette balcony overlooking the rear garden, fitted wardrobes, radiator, carpeted, door through to en suite.

### En Suite

Shower cubicle, WC, pedestal wash hand basin, heated towel rail in chrome, double mirrored doors to airing cupboard housing hot water tank, extractor fan, tiled walls and floor.

### Bedroom Two

12' 7" max x 12' 7" max ( 3.84m max x 3.84m max )  
 UPVC double glazed window to rear, three double built in wardrobes, spotlights, radiator, carpeted.

### Bedroom Three

8' 3" x 8' 4" max ( 2.51m x 2.54m max )  
 UPVC double glazed window to front, door to storage cupboard with hanging rail, radiator, carpeted.

### Bathroom



Bath with shower over and glass shower screen, dual flush WC, pedestal wash hand basin mirrored vanity cupboard, UPVC double glazed obscured window to side, spotlights, radiator, fully tiled walls and floor.

### External

To the front, the properties are set back from the road by a wide grassed verge and footpath. The front garden features a fenced boundary, a small lawn area, and a slate-chipped pathway leading to the front door. To the side of the property, a driveway provides parking for several cars and leads to a side gate accessing the rear garden. The oil tank, replaced in 2024, is also located here.





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