

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



HENSOL CASTLE PARK
HENSOL



3 Hensol Castle park, Hensol, CRF

Main Floor Total Exterior Area 152.96 m²
Total Interior Area 132.60 m²



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Comments by - Mr Sam Dovey



HENSOL CASTLE PARK

HENSOL, CF72 8GE - ASKING PRICE £390,000



2 Bedroom(s)



2 Bathroom(s)



1443.00 sq ft

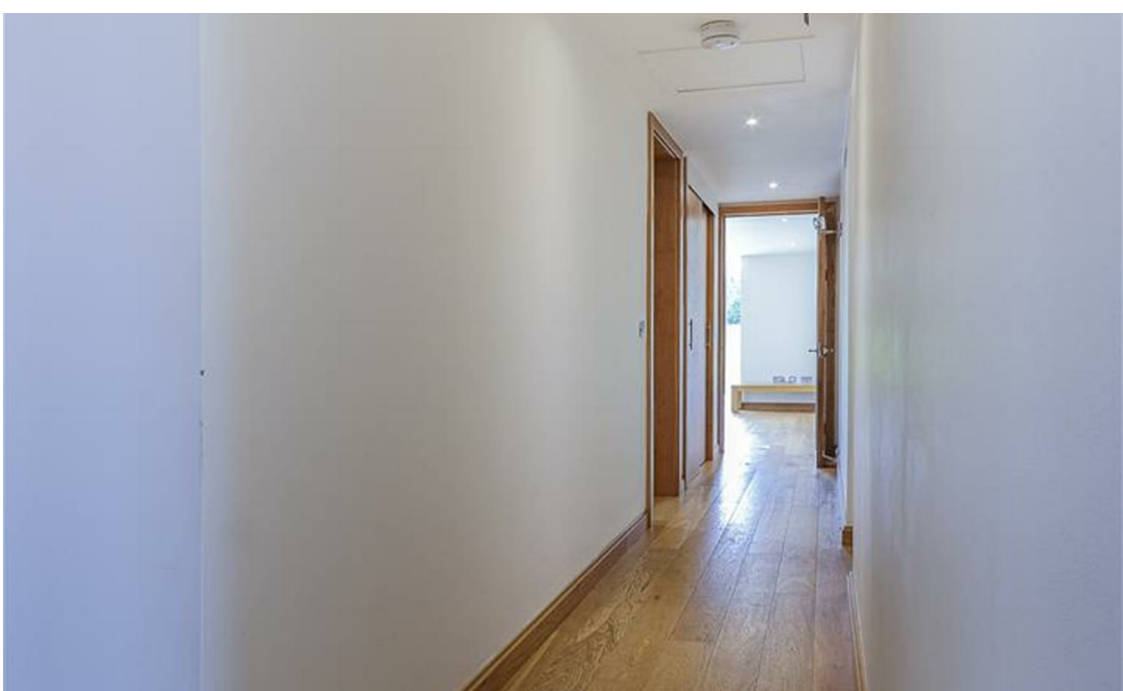
This very well presented, ground floor apartment is offered to the market chain free. Modern and stylish, located in the highly desirable area of the Vale of Glamorgan, and in the gated and manicured grounds of Hensol Castle Park, this property is not to be missed.

Benefitting from a private patio area, a utility room and allocated parking, two double bedrooms, both with ensuite bathrooms and an open plan living dining area, this property offers everything you need for modern living. The property itself borders the prestigious Vale Golf & Spa Resort, offering a wealth of facilities at your finger tips. Located a short drive from the M4, and with the bustling high-streets of Pontyclun & Talbot Green around the corner, the property offers strong commuter links and a lifestyle to match.

Contact Jeffrey Ross Pontcanna for further details on 02920 499680

PROPERTY SPECIALIST

Mr Sam Dovey
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Senior valuer



Entrance

The property is accessed via a Aluminium framed double glazed door unit, with matching full height windows. The entrance area also benefits from inserted spotlights. This leads directly into the Kitchen & Breakfast area.

Kitchen

The kitchen itself is furnished with a tiled floor, white painted walls and ceilings with a central spot light fitting and a feature pendant light fitting above the breakfast area. Boasting a stone effect composite fitted work top and peninsula, a good range of fitted wall and base units in a high gloss wood effect finish and low level accent lighting. The kitchen boasts a range of fitted appliances (Neff electric Hob, Chimney style extractor above, Neff integrated Oven & Microwave, Stainless steel sink with prep sink and mixer tap, integrated dish washer and an integrated fridge freezer), chrome wall furniture and a vertically mounted radiator.

Utility Room

Located to the rear of the kitchen, the utility room boasts the same tiled floor, white painted walls and ceiling with inserted spot lights and an extractor fan. The utility houses a fitted stone effect composite work top with plumbing and space below for a washing machine.

Hallway

The central hallway gives access to all rooms and is furnished with a hard wood floor with matching skirting boards, white painted walls and ceilings with wall mounted lights.

W.C.

Located off the hallway, the W.C. is furnished with a fully tiled floor and walls a white painted ceiling and inserted spot lights. Fitted with a W.C. a corner sink unit with storage beneath, a mirrored vanity unit with light above and an extractor fan, the room is complete with chrome wall furniture, a heated chrome towel rail and under floor heating.

Storage Cupboards

Located off off the hallway, the two storage cupboards are fitted with wooden sliding doors and offer good storage. One of the cupboards houses the services and the hot water tank.

Bedroom 1

Accessed off the hallway, this double bedroom is furnished with a carpeted floor, white painted walls and ceilings with inserted spotlights, chrome wall furniture, including bedside up and down lights, and fitted storage cupboards. The bedroom features a wooden framed double glazed sash window and an En suite Bathroom.

En Suite

The en suite is furnished with fully tiled flooring and walls, with a white painted ceiling and inserted spot lights. The en suite houses a w.c. with a concealed cistern, a wall mounted feature sink with storage beneath, a wall mounted mirrored vanity unit with light above, a heated chrome towel rail and under floor heating. The En suite also houses a walk in shower complete with glass divide, mosaic style feature tiled floor and walls with inserted spot lights above, a dual head shower and a recessed storage area again fully tiled. The En suite and storage area benefits from Wooden framed double glazed sash windows and is complete with accent low level lighting.

Bedroom 2

This double bedroom is also furnished with carpeted flooring, white painted walls and ceiling with inserted spot lights. Boasting chrome wall furniture including up and down bed side lights, two wooden framed double glazed sash windows and a built in storage cupboard, the bedroom is complete with and additional en suite.

En Suite

The en suite is furnished with fully tiled flooring and walls, with a white painted ceiling and inserted spot lights. The en suite houses a w.c. with a concealed cistern, a wall mounted feature sink with storage beneath, a wall mounted mirrored vanity unit with light above, a heated chrome towel rail and under floor heating. The En suite also houses a bath with a shower over with glass divide, mosaic style feature tiled walls with inserted spot lights above. The En suite benefits from a Wooden framed double glazed sash window and is complete with accent low level lighting.

Living Room

Located off the end of the hallway, this open plan living room is furnished with a hard wood floor with matching skirting boards, white painted walls and ceilings with inserted spotlight, feature wall mounted lights, and ceiling fitted speakers. The living space also boasts two wooden framed double glazed sash windows and a TV & Media connection. An opening leads directly into the dining area and the patio beyond.

Dining Room

Open from the living room, the dining room boasts full height aluminium double glazed windows and a sliding door. With white painted ceilings and inserted spotlights, a central feature pendant light fitting and is complete with under floor heating.

Outside Space

Located to the rear of the property is a private, paved patio area. This is accessed via the dining area and also via an external path running alongside the property. To the front of the property is a communal patio.

Parking

This property benefits from allocated parking for two cars. There are additional allocated visitors spaces.

Tenure

It is understood that this property is Leasehold. You are advised to have your legal representative check and confirm this information.
Service Charge: £3,612.95 per annum.
Ground Rent: £203.88 per annum.

Additional Information

The property benefits from mechanically heated and cooled ventilation system throughout.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	69
(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	





