

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



HENSOL CASTLE PARK
HENSOL



ENTRANCE

Entered via hardwood part glazed front door. Tiled flooring, panel radiator, control panel for intruder alarm, and oak stairs rising to first floor.

HALLWAY

Leading from stairs, hall to the first floor featuring oak flooring, with doors leading to kitchen/breakfast room, living/ dining room, bedrooms one and two, cloakroom, storage cupboard and airing cupboard.

KITCHEN/BREAKFAST

4m max x 3.33m

A contemporary kitchen to the rear of the apartment featuring floor to ceiling glazing. The kitchen comprises of a range of base and eye level units, featuring integrated fridge/ freezer, washer dryer, dishwasher, eye level oven and microwave and induction hob. Contrasting composite work surfaces and splash-back with inset stainless steel 1 1/2 bowl sink with chrome mixer tap over. Tiled flooring, plinth lighting, contemporary ceiling lighting.

LIVING ROOM

5.81m x 5.16m

A large room with impressively high ceilings. Two double glazed Georgian sash windows side elevation. Wood flooring, wall lighting and recessed ceiling lights.

DINING AREA

4.74m x 2.77m

Featuring stunning panoramic full height glass windows to the front elevation. Incorporating a large sliding glass door with Juliet balcony. Tiled flooring.

BEDROOM ONE

3.57m x 3.3m

A double bedroom with two Georgian double glazed windows to the side elevation. Fitted wardrobes with hanging and shelving options. Carpeted flooring, recessed ceiling lighting. Door to:

ENSUITE BATHROOM

A contemporary bathroom suite comprising of bath with shower over, wall hung vanity wash hand basin, with chrome mixer tap over, back to wall WC. Fully tiled walls and floor. Underfloor heating and towel radiator.

BEDROOM TWO

3.57m x 2.61m

A double bedroom spot the side elevation, fitted with wardrobes comprising of hanging rail and shelving storage. Carpeted flooring, door to:

ENSUITE SHOWER ROOM

Fully tiled shower room with contrasting shower enclosure tiled walls. Comparing of a contemporary shower enclosure, vanity wall hung wash hand basin with mixer tap over, back to wall WC and towel radiator. Underfloor heating.

CLOAKROOM WC

A stylish fully tiled cloakroom comprising of back to wall WC, wall hung vanity hand basin with chrome mixer tap over. Towel radiator.

TENURE

It is understood that the property is Leasehold and offers a lease length of 114 years. The service charge is understood to be £2,248 per annum, with a ground rent of £183.63. You are advised to have your legal representative check and confirm this information.

COUNCIL TAX

Band G

ADDITIONAL INFORMATION




The property is being offered to market with a tenancy in place. The property is fitted with a mechanically ventilated heating system to each room.





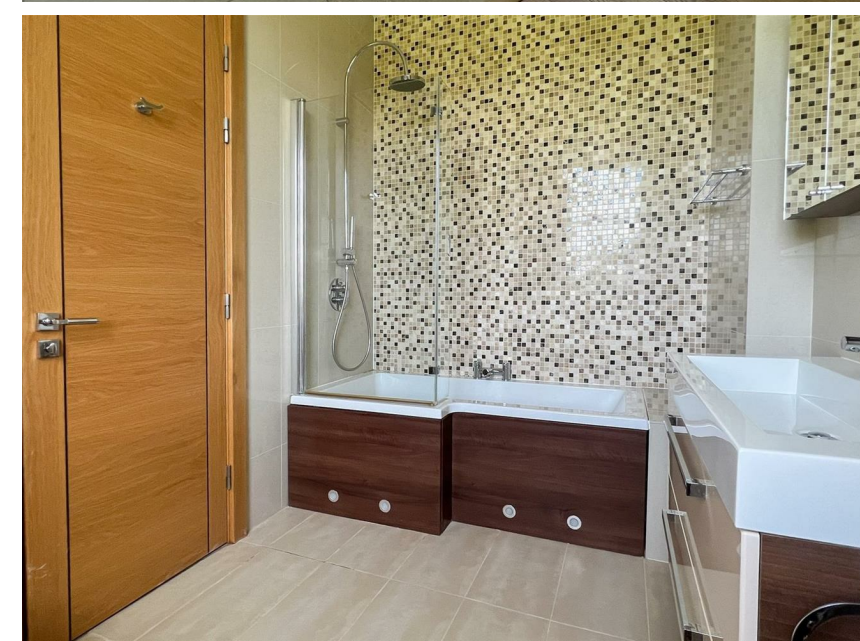
HENSOL CASTLE PARK

HENSOL, CF72 8GR - £390,000

 2 Bedroom(s)  2 Bathroom(s)  1399.00 sq ft

****FIRST FLOOR**VALE OF GLAMORGAN**EXECUTIVE APARTMENT**GATED**PARKING****

An exceptionally stylish contemporary apartment within the select Hensol Castle Residential Development and set within stunning grounds, this first floor apartment comprises of large living and dining room with floor to ceiling picture windows, kitchen breakfast room, two double bedrooms each with its own en-suite facilities and an additional cloakroom WC. Finished to an exceptional standard the apartment also features, individual room controlled heating/ cooling system, underfloor heating to en suite shower rooms, wood flooring, intruder alarm. Conveniently situated for access to M4 motorway.



PROPERTY SPECIALIST

Mr Jeff Hopkins
jeff@jeffreygross.co.uk
02920 499680
Valuer





Branden House, Hensol Castle Park, Hensol Vale of Glamorgan



Branden House, Hensol

Total Area: 1277 ft² ... 118.7 m²

All measurements are approximate and for display purposes only



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(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	