



Apt 1, Talbot House Hensol Castle Park, Hensol

Pontyclun

Apartment 1

Talbot House Hensol Castle Park, Pontyclun

From Junction 34 of the M4, travel south signposted Pendoylan. Turn right and follow this road for approximately a quarter of a mile. Turn right again, signposted Vale Resort. Take the first left, proceed up the country lane and turn right towards the hotel. Take the second right hand turning and proceed through the car park to the entrance of Hensol Castle Park. Talbot House is the first property on the right hand side.

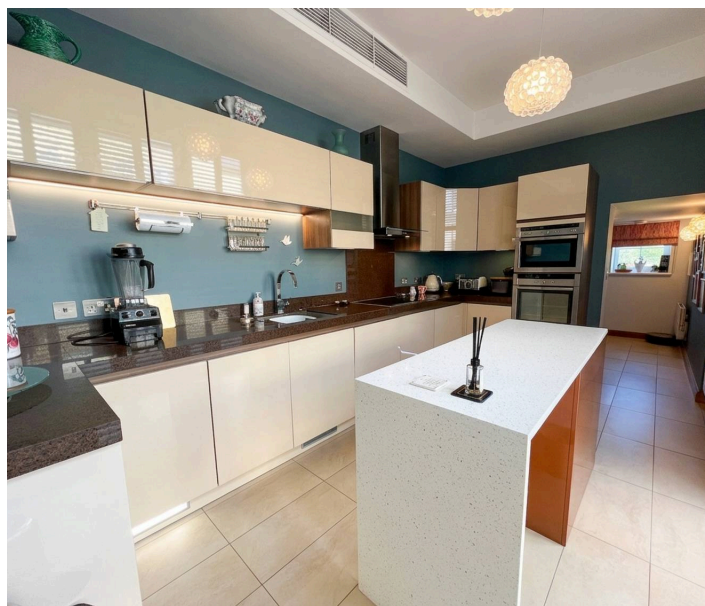
A spacious and beautifully presented three double bedroom ground floor apartment situated within the highly sought after and select gated development of Hensol Castle Park.

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Apartment 1, Talbot House Hensol Castle Park

This spacious ground-floor apartment offers excellent living and bedroom accommodation which must be viewed to be fully appreciated.

It is situated within Hensol Castle Park, a gated development adjacent to the Vale Resort, and only a short distance from Junction 34 of the M4, providing excellent commuting links.

The property offers well-presented and carefully maintained accommodation. The entrance hallway features a fitted range of floor-to-ceiling storage units offering hanging and shelving space. Ceramic tile flooring runs through the hallway and continues throughout the main living areas.

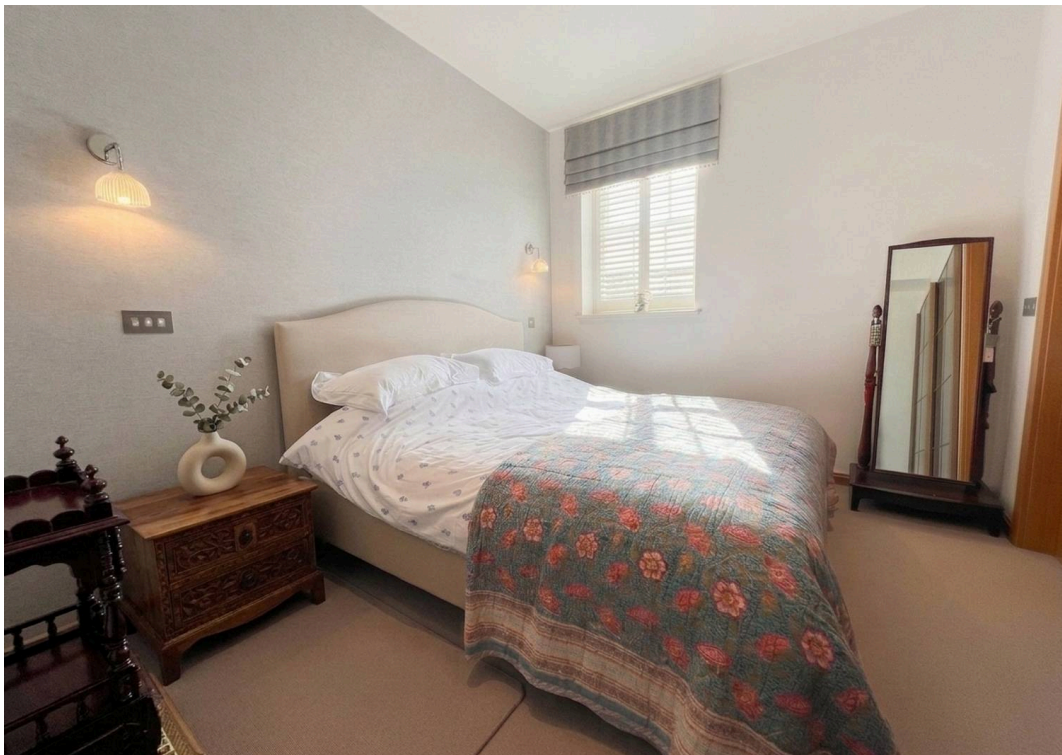
The lounge/dining room is an impressive, light and airy reception space with floor-to-ceiling windows and sliding doors giving access to a private patio with views over the communal gardens. Within the lounge area is a contemporary wood-burning effect fire.

The kitchen/breakfast room has floor-to-ceiling windows to the front with fitted plantation shutters. It offers a range of fitted base, wall and island units with complementing worksurfaces and splashbacks, extending to a breakfast bar on the island. Integrated appliances include a double oven, induction hob with cooker hood over, dishwasher and fridge/freezer.

The apartment offers three bedrooms, one of which is currently used as a home office.

Bedroom one, with window to the side, includes a fitted range of wardrobe units and benefits from a large ensuite bathroom. The ensuite features a fully tiled wet-room area with contrasting mosaic tiling and a freestanding bath. Bedroom two, with windows to the rear, enjoys far-reaching views over the communal grounds. It also benefits from a fitted range of wardrobe furniture and an ensuite shower room, which additionally houses space and plumbing for a washing machine and tumble dryer. Bedroom three, with window to the side, features fitted wardrobe furniture and an airing cupboard housing the hot water tank and shelving. It is currently used as a home office. Finally, off the entrance hall is a cloakroom fitted with a white two-piece suite.

Off the dining area is a flagstone-laid private patio area for the exclusive use of this apartment, beyond which are the communal lawned gardens. The property benefits from two allocated parking spaces.



Ground Floor

Approx. 143.7 sq. metres (1546.3 sq. feet)



Total area: approx. 143.7 sq. metres (1546.3 sq. feet)



Herbert R Thomas

Herbert R Thomas, 59 High Street - CF71 7YL

01446772911 • cowbridge@hrt.uk.com • www.hrt.uk.com/



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