



4 Branden House,
Hensol, Vale of Glamorgan, CF72 8GR

£2,000.00 PCM

This two double bedroom executive apartment is presented to the highest of standards and is located in the highly sought after Hensol Castle Park gated development. The accommodation briefly comprises of an ENTRANCE HALL with ceramic tile flooring and oak staircase rising to the first floor accommodation. The LANDING with built-in airing cupboard has oak wood flooring which continues into the LOUNGE/DINING ROOM. This light and airy space has floor-to-ceiling windows within the dining area, enjoying the views of the golf course and communal gardens and two further windows to side. The dining area has ceramic tile flooring. KITCHEN/BREAKFAST ROOM, has a fitted range of high gloss white base, larder and wall mounted units with complimenting work surfaces and matching splash back. Integrated appliances include oven, microwave oven, induction hob with cooker hood over, fridge/freezer and dishwasher. The property boasts two double bedrooms. BEDROOM 1, has two sash windows to side. It benefits from built-in wardrobe units plus an EN-SUITE BATHROOM, with a white three-piece suite with full tiling to floor and walls. BEDROOM 2, Also with built-in wardrobe plus an EN-SUITE SHOWER ROOM, with white three-piece suite, including a fully tiled double shower cubicle. Finally, off the landing is a CLOAKROOM with a white two piece suite.

Contacts

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Information for consumers about energy efficiency: www.ofgem.org.uk
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Energy performance certificate (EPC)		Valid until: 22 March 2032	
Address: 4 Branden House, Hensol Castle Park, PONTYPOOL, CF72 8GR		Energy rating	Certificate number: 2008-6912-3090-9496-8811
Property type	Top-floor flat	Valid until:	22 March 2032
Total floor area	131 square metres	Certificate number:	2008-6912-3090-9496-8811
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can read guidance for landlords on the regulations and exemptions (www.gov.uk/government/publications/letting-property-with-a-low-energy-efficiency-standard/landlord-guidance)			
Energy rating and score			
This property's energy rating is C. It has the potential to be C.			
See how to improve this property's energy efficiency			
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.			
For properties in England and Wales: the average energy rating is D the average energy score is 60			