



Apt 4, Crawshay House, Hensol Castle Park, Hensol, CF72 8GP

Fixed Price £499,000

The Vale of Glamorgan

Apartment 4

travelling in a westerly direction along the M4, exit at Junction 34 and at the roundabout take the first exit. Turn next right and right again, signposted Hensol. Follow the road, bearing right, up through the village, taking the next left hand turn signposted Vale Hospital and Hensol Castle. Proceed through the electric gates following the estate road to the left, past the Castle where Crawshay House is the second block overlooking the lake.

A very spacious, exceptionally presented 3 bedroom contemporary apartment generously positioned with elevated views across the parkland setting and lake respectively.

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C





Apartment 4

Part glazed timber entrance door opening to ENTRANCE HALL, travertine tiled floor, recessed ceiling spotlights and hardwood half turn stairs rising to top landing with inset floor LED lighting and a large window with views to the lake. LANDING, hardwood floor, multiple ceiling spotlights, additional wall mounted up-lighting and two sizeable storage cupboards. WC, fully tiled, modern low-level WC, wall mounted wash hand basin with vanity storage under, mirrored cabinet over and two frosted sash windows to side elevation.

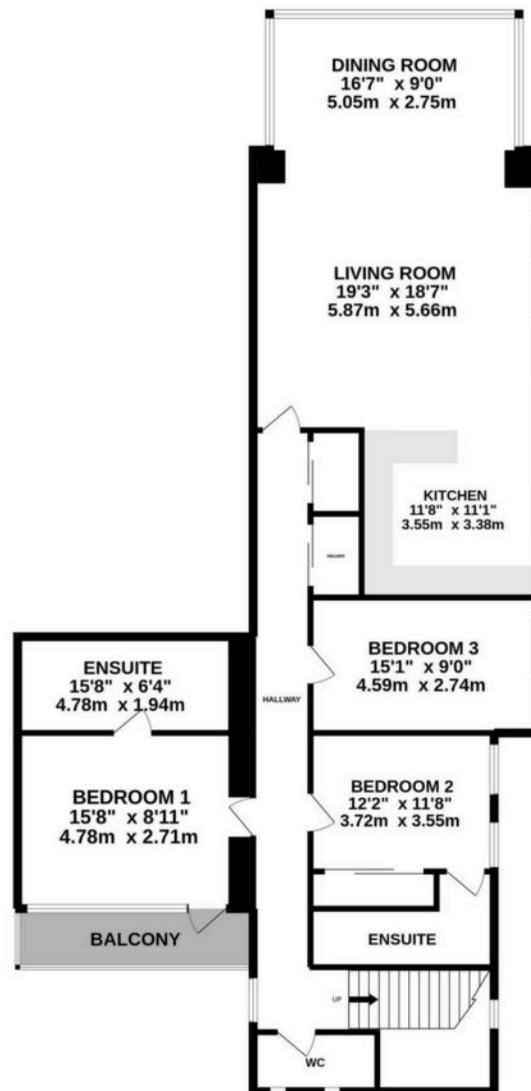
KITCHEN/BREAKFAST/LIVING space. KITCHEN, ceramic tiled floor, an array of gloss wall and base mounted units, granite worktop extending to the breakfast bar peninsula, integrated 'Neff' oven, induction hob and extractor over, microwave, dishwasher, fridge, freezer and 1 1/2 stainless steel sink and two large sash windows to the side elevation. LIVING SPACE, hardwood floor, multiple recessed ceiling spotlights, sash window to side and custom-built cabinetry with cupboards below, open shelving above with provision for TV to middle.

Wide open arch flanked by a pair of stylish 'up-and-down' lights opening through to DINING ROOM, ceiling spotlights, central pendant light to middle with an impressive floor to ceiling glass to three aspects with panoramic views over The Vale resort.

BEDROOM 1, fitted carpet, multiple recess ceiling spotlights, wall mounted lights and impressive floor to ceiling glazing with elevated views to the lake and private BALCONY, external power points and seamless glass balustrade to maximise the lakeside position. DRESSING AREA, a bank of integrated wardrobes leading onwards to the ENSUITE BATHROOM, fully tiled modern three-piece suite comprising 'his and hers' sink with vanity storage under, mirrored cabinetry above, modern WC, freestanding double ended bath (with central tap over) additional large double shower enclosure with rainfall shower. BEDROOM 2, fully carpeted, multiple LED spotlights to ceiling, additional wall mounted lighting over bed, built-in double wardrobe, two sash windows to side elevation and access to ENSUITE SHOWER ROOM, fully tiled, modern low-level WC with matching wash hand basin, vanity storage under, chrome heated towel rail, large walk-in fully tiled waterfall shower, frosted sash window to side. BEDROOM 3, carpeted, multiple ceiling spotlights and additional almost the lighting of the bed with a large window with used to side and lake beyond.



GROUND FLOOR
1511 sq.ft. (140.4 sq.m.) approx.



TOTAL FLOOR AREA: 1511 sq.ft. (140.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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