



# Wyatt House Hensol Castle Park

Hensol, Pontyclun, CF72 8GH

Price £350,000

HARRIS & BIRT



A fantastic opportunity to purchase this well appointed two bedroom, ground floor, corner apartment located in the popular, formerly exclusive Hensol Castle Park development in Wyatt House. The apartment enjoys peaceful and idyllic tranquillity due to its location set down behind high hedgerows, yet still enjoys all day round sun. The accommodation comprises entrance hall with plenty of storage, open plan living/dining/kitchen with two double bedrooms, both en suite and further shower room/utility area. There is allocated and visitor parking as well as communal gardens and grounds in use for all residents.

Hensol Castle Park is a collection of spacious two and three bedroom luxury apartments located within the spectacular and historical parkland of Hensol Castle Estate. Beautifully designed and located within an estate managed development, these homes have many bespoke design features, and within a stones throw of the world renowned Vale Resort. Whilst also within easy walking distance of Llanerch Vineyard, and excellent commuting along the M4 corridor.

- Luxury Ground Floor Apartment
- Two En Suite Bathrooms
- Access Out Onto a Stone Laid Terrace
- Two Allocated Large Residents Parking
- Two Double Bedrooms
- Open Plan Living Throughout
- Hidden, Private and Wonderfully Sheltered
- EPC:

## Accommodation

### Entrance Hall 7'0 x 3'4 (2.13m x 1.02m)

The property is entered via a composite wood effect front door with inset glazed vision panels. Fully double glazed fan window over. Skimmed walls and ceilings with inset LED spotlighting. Attractive polished limestone flooring. Modern vertical radiator by 'Zehndel'. Extractor fan. Three door run of fully fitted storage cupboards behind oak sliding doors with chrome handles. Inset shoe storage, hanging rails, RCD fuse board, etc. Oak fully glazed door opens through into the living room.

### Living Room 12'11 x 14'6 (3.94m x 4.42m)

Two wooden double glazed sash windows to the side elevation, allowing plenty of natural light. Fully skimmed walls and ceiling. Range of fitted chrome LED spotlights. Oak laid flooring. Pebble effect electric fire providing a focal feature. Open plan through into the dining room.

### Dining Room 9'3 x 13'5 (2.82m x 4.09m)

An attractive and extremely light secondary reception space to the rear of the property. Range of three walls with powder-coated aluminium double glazed patio doors. Fully skimmed walls with inset chrome LED spotlighting. Drop down pendant light fittings. Polished limestone tiled flooring.

### Kitchen 10'0 x 5'10 (3.05m x 1.78m)

Modern fitted kitchen with features to include: a range of wall and base units. Integrated undercounter fridge/freezer behind matching decor panel. Integrated 'Hotpoint' washer/dryer behind matching decor panel. Integrated 'Baumatic' dishwasher behind matching decor panel. 'Neff' electric fan oven and induction hob with overhead 'Franke' chrome chimney extractor fan. Eyeline 'Neff' microwave. Chrome 1.5 sink and drainer with chrome swan neck mixer tap. Inset 'Insinkerator' waste disposal

system. Quartz effect worksurfaces with matching upstands and splashback. Peninsular overhanging breakfast bar. Low level LED lighting. Skimmed walls and ceiling. LED spotlighting. Attractive six-arm light fitting in a brushed chrome finish.

### Inner Hall 17'10 x 2'11 (5.44m x 0.89m)

Offering access to the bedroom space. Skimmed walls. Skimmed ceiling with chrome LED spotlighting. Good sized storage cupboard housing a pressurised water cylinder. Communicating doors to all first floor rooms.

### Master Bedrooms 9'9 x 13'4 (2.97m x 4.06m)

An excellent sized double bedroom. Two double glazed sash windows to the side elevation. Skimmed walls. Skimmed ceiling with inset chrome LED spotlighting. Fitted carpet. Range of fitted wall lights. Double fitted wardrobe. Doorway opens through into the en suite.

### Master En Suite WC 6'4 x 2'11 (1.93m x 0.89m)

Modern fitted two piece suite comprising low level hidden cistern WC. Wall hung wash hand basin with chrome swan neck mixer tap and underset vanity unit in a walnut finish. Tiled walls. Contrasting tiled flooring. Skimmed walls. Chrome LED spotlighting. Mirror fronted vanity unit with inset LED lighting.

### Master En Suite/Utility Area 6'6 x 10'11 (1.98m x 3.33m)

Separate shower room and utility space. Quadrant shower with an inset shower cubicle with integrated shower, rainfall shower head and separate shower head fitment. Set behind a glazed and chrome shower screen. Fully tiled walls. Mosaic tiled splashbacks. Skimmed ceiling. Inset LED spotlighting. Ceramic tiled flooring. Chrome heated towel rail. Plenty of storage in the rear. Opaque glazed sash window to the side elevation.

### Bedroom Two 7'7 x 10'0 (2.31m x 3.05m)

A second double bedroom. Wooden double glazed sash window to the side elevation. Skimmed walls. Skimmed ceiling. Inset LED spotlighting. Chrome wall lights. Fitted carpet. Built-in double wardrobe. Door opens through into the en suite.

### En Suite Two 5'5 x 7'2 (1.65m x 2.18m)

Three piece suite comprising oversized walk in shower cubicle with integrated chrome shower, rainfall shower head attachment and separate showerhead fitment. Low level dual flush hidden cistern WC. Wall hung wash hand basin with mixer tap and underset vanity unit. Mirror front eyeline vanity unit with LED lighting. Fully tiled walls. Contrasting tiled floor. Low level LED lighting. Opaque glazed sash window to the side elevation.

## Gardens & Grounds

There are extensive well tended grounds and Hensol Castle Park that are in use for all residents, which lead down to an attractive lake. The residents have allocated parking for two cars. The Vale Hotel and Resort and all the facilities it offers is within a short stroll as well as a short stroll to Llanerch Vineyard, on the Northern side of Hensol Castle Park.

## Services

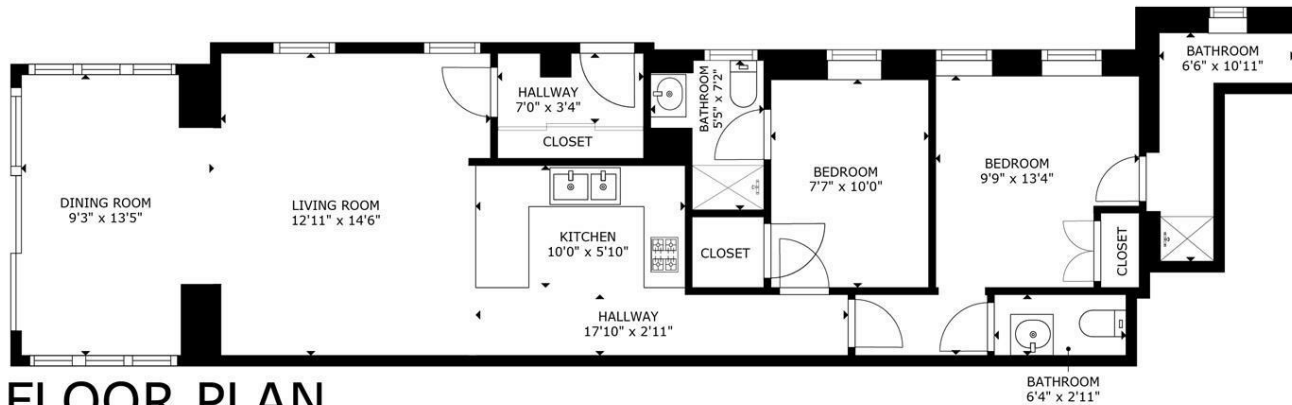
Electric and water. No gas. Heating and ventilation throughout (warm and cold air) Daikin system. Electric fire and electric radiators. Underfloor heating throughout.











# FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN: 807 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

