



Branden House Hensol Castle Park

Hensol, Pontyclun, CF72 8GR

Price £500,000

HARRIS & BIRT



Nestled within the encapsulating grounds of Hensol Castle Park, this exquisite apartment offers a unique blend of modern living and historical charm. With three well-appointed bedrooms, this residence is perfect for families or those seeking extra space for guests. The apartment boasts three bathrooms/shower rooms, ensuring convenience and comfort for all occupants and is situated on the ground floor.

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.

Whether you are looking to invest in a property that offers both luxury and practicality or seeking a serene retreat in a stunning location, this apartment in Hensol Castle Park is an opportunity not to be missed. Embrace the lifestyle that comes with living in such a remarkable setting, where history meets contemporary living.

- High Specification Three Bedroom Ground Floor Apartment
- Allocated Parking with Buggy Electric Charging Point
- Close to All Local Amenity
- High Specification Throughout
- Located in the Desirable Branden House Complex
- Amazing Private Views Overlooking Greenery
- Easy Access to M4 Corridor
- EPC:

Accommodation

Ground Floor

Entrance Hallway 19'4 x 8'11 (5.89m x 2.72m)

Accessed via full length glass and metal front door with inset vision panel. Full length vision screen beside over looking communal front terrace. Travertine tiled flooring. Skimmed walls and ceiling. Inset ceiling spot lighting. Three wall mounted vertical radiator.

Shower Room 9'11 x 2'8 (3.02m x 0.81m)

Three piece suite comprising of low level WC with hidden cistern. Wash hand basin in vanity unit with mixer tap. walk in shower cubicle with chrome rainfall shower fitments. Fully tiled walls and flooring. Skimmed ceiling with inset ceiling spotlights. Heated chrome towel rail.

Kitchen/Living/Dining Area 27'11 x 31'3 max (8.51m x 9.53m max)

Open plan, heart of the home reception space that provides the focal point for the property. Quality gloss handleless fitted kitchen with range of fitted wall and base units set under and over a Quartz work surface with matching upstand and splashbacks. Inset composite sink and grooved drainer with Vesta 3in1 boiling hot water tap. Fridge/freezer with wine rack surround. Eyeline AEG double oven with combi microwave. AEG induction four ring hob with sleek overhead extractor. Integrated dishwasher behind matching decor panel. Integrated washer/dryer. Matching Travertine tiled flooring throughout. Range of spotlighting. Air ventilation system. Powder coated aluminium floor to ceiling fitted sliding doors open

out to rear with an inset bay including a range of fenestration providing ample natural light. Skimmed walls and ceilings. Doorways through to inner hallway;

Master Suite Bedroom One 13'3 x 12'8 (4.04m x 3.86m)

Very generous sized master bedroom with two double glazed windows over looking the front terrace. Carpet flooring. Skimmed walls and skimmed ceiling. Combination of wall lights and inset ceiling spot lights. Built-in wardrobes with sliding doors. Leads to master en suite.

Master Suite Bathroom One 13'3 x 6'7 (4.04m x 2.01m)

Four piece suite in white comprising walnut panelled inset bath. Low level hidden cistern WC. Oversized walk in shower cubicle with mosaic tiled splashbacks. Wall hung vanity unit with inset wash hand basin and mixer tap. Fully tiled walls and flooring. Mirror fronted eyeline vanity unit. Fitted double glazed opaque window.

Suite Bedroom Two 12'4 x 11'8 (3.76m x 3.56m)

Another double bedroom with fitted window. Carpeted flooring. Skimmed walls and skimmed ceiling. Combination of wall lights and inset ceiling spot lights. Built-in wardrobes with inset mirror fronted door. Leads to en suite two.

Suite Bathroom Two 4'7 x 10'3 (1.40m x 3.12m)

Three piece suite comprising walk in shower cubicle with rainfall shower head with separate shower head fitment, wall hung wash hand basin with underset vanity unit and low level, hidden cistern WC. Wall

hung chrome heated towel rail. Tiled walls and flooring. Hot water cylinder housed here.

Bedroom Three 8'2 x 10'3 (2.49m x 3.12m)

Attractive third bedroom, with mirror fronted sliding doors. Double glazed sash window to side elevation. Skimmed walls and ceiling. Fitted carpet. Fitted ceiling spotlights.

Gardens & Grounds

Attractive patio area with table and chairs, perfect for al fresco dining with views across open green space. There are extensive well tendered 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 with charging point for a golf cart. 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

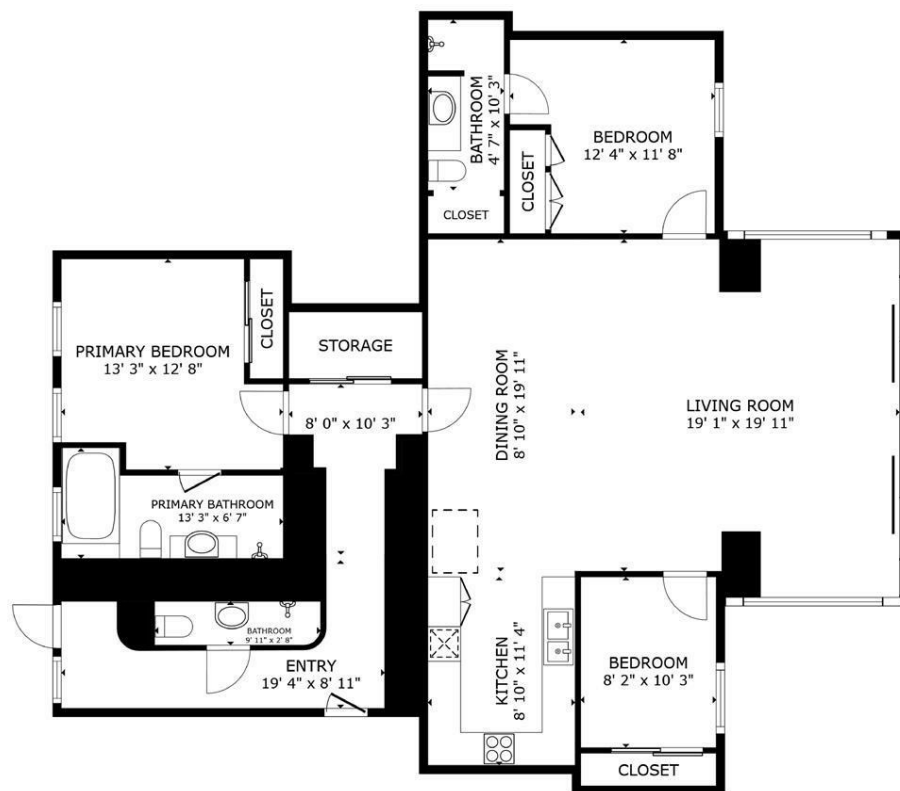
Electric and water. No gas. Heating and ventilation throughout (warm and cold air) Daikin system. Electric radiators and towel rails throughout. Underfloor heating in three bathrooms..











FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,568 sq.ft.
TOTAL : 1,568 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge
65 High Street, Cowbridge, CF71 7AF
01446 771777 cowbridge@harrisbirt.co.uk

Cardiff
359 Caerphilly Road, Cardiff, CF14 4QF
02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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

