



# 6 Richardson House Hensol Castle Park

Hensol, CF72 8GE

Price £399,950

HARRIS & BIRT



A wonderful opportunity to purchase this well appointed first floor apartment to the Eastern perimeter of this extremely popular formally exclusive Hensol Castle Park development. The sizable apartment enjoys excellent views across the surrounding area and this particular apartment enjoys a wonderful view across the 18th hole of the Welsh National Golf Course. The apartment is situated in the Eastern corner and is sizeable throughout. The accommodation which is beautifully appointed comprises stair hall leading up to an inset landing, central open plan kitchen/breakfast/living area, dining and study space with two double bedrooms, both of which with en suite as well as separate WC. There is allocated and visitor parking as well as communal gardens and ground 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.



## Accommodation

### Ground Floor

#### Entrance

The property is entered from the ground floor via part glazed door into the ground floor hall. Large picture window offering lovely views to front. Tiled flooring. Vertical radiator. Ceiling spotlight and pendant ceiling light. Split staircase to first floor with plinth lighting. Large picture sash window.

### First Floor

#### Landing 23'7 x 6'2 (7.19m x 1.88m)

Spacious landing with sash window to side. Engineered light oak flooring. Two recessed storage cupboards with sliding doors. Vertical radiator. Ceiling spotlights. Decorative wall lights. Doors to all first floor rooms.

#### Kitchen/Dining/Living Room 40'1 x 20'1 max (12.22m x 6.12m max )

Modern high gloss kitchen in grey with features to include; a range of wall and base units with quartz granite worksurfaces and splashbacks. Undermount single bowl sink with curved instant hot water tap and draining grooves. Eylene electric fan assisted oven and grill. Full height integrated fridge behind matching decor panel. Full height integrated freezer behind matching decor panel. Undercounter integrated dishwasher behind matching decor panel. Countertop induction hob with built in extractor fan. Decorative tiled flooring. Two sash windows to side. Decorative dropped ceiling lights over breakfast bar. Further strip ceiling spots. Air conditioning/heating vent. Small loft access hatch. Opening through to living/dining area. Cupboard housing water tank and heating/air conditioning system. Continuation of engineered light oak flooring from hallway. Two large sash

windows to side. Decorative mount for TV. Ceiling spotlights. Air conditioning/heating vent. Opening through to dining area. Wonderful full height and width windows with sliding opening door. Tiled flooring. Ceiling spotlights. Decorative drop ceiling light over table. Air conditioning/heating vent. Fitted blinds and curtains to remain.

#### Utility Room

Countertop worksurface with matching upstands and plumbing for washing machine underneath and tumble dryer. Wall mounted storage cabinet. Part tiled walls. Tiled floor. Ceiling spotlight with extractor fan.

#### WC 3'10 x 9'0 (1.17m x 2.74m )

Modern WC with features to include low level hidden cistern WC. Wall mounted vanity unit containing inset sink with curved mixer tap with storage underneath. Two obscure glazed sash windows. Fully tiled walls. Tiled flooring. Vertical wall mounted towel warmer. Underfloor heating. Mirrored bathroom cabinet. Ceiling spotlights.

#### Master Bedroom 19'3 x 11'2 (5.87m x 3.40m )

Two sash windows to side. Fitted wardrobes with sliding doors. Fitted carpet. Ceiling vent for air conditioning/heating. ceiling spotlights. Decorative wall lights. Fitted carpet. Small loft access hatch. Door to en suite shower room.

#### En Suite Shower Room 6'0 x 9'10 (1.83m x 3.00m )

Modern fitted suite with features to include shower cubicle with modern mains connected shower and sliding door. Low level hidden cistern WC. Vanity unit containing sink with mixer tap and storage underneath. Obscure glazed sash window to side. Marble effect PVC wall panelling. Tiled flooring. Wall mounted vertical towel warmer. Ceiling spotlights. Extractor fan.

#### Bedroom Two 14'5 x 13'9 (4.39m x 4.19m )

Full height and width window enjoying wonderful views over the grounds beyond. Fitted double wardrobe. Fitted carpet. Ceiling vent for air conditioning/heating. Ceiling spotlights. Decorative wall lighting. Small loft access hatch. Door to en suite.

#### En Suite Bathroom 9'4 x 9'7 (2.84m x 2.92m )

Modern three piece suite with features to include panelled bath with mixer tap, glazed screen and wall mounted mains connected shower with rainfall shower head and further shower head attachment. Vanity unit containing double length sink with mixer tap and storage under. Low level hidden cistern WC. Fully tiled walls. Tiled flooring. Underfloor heating. Wall mounted mirrored bathroom cabinet. Small loft access hatch. Wall mounted vertical towel warmer. Ceiling spotlights. Extractor fan.

### Gardens & Grounds

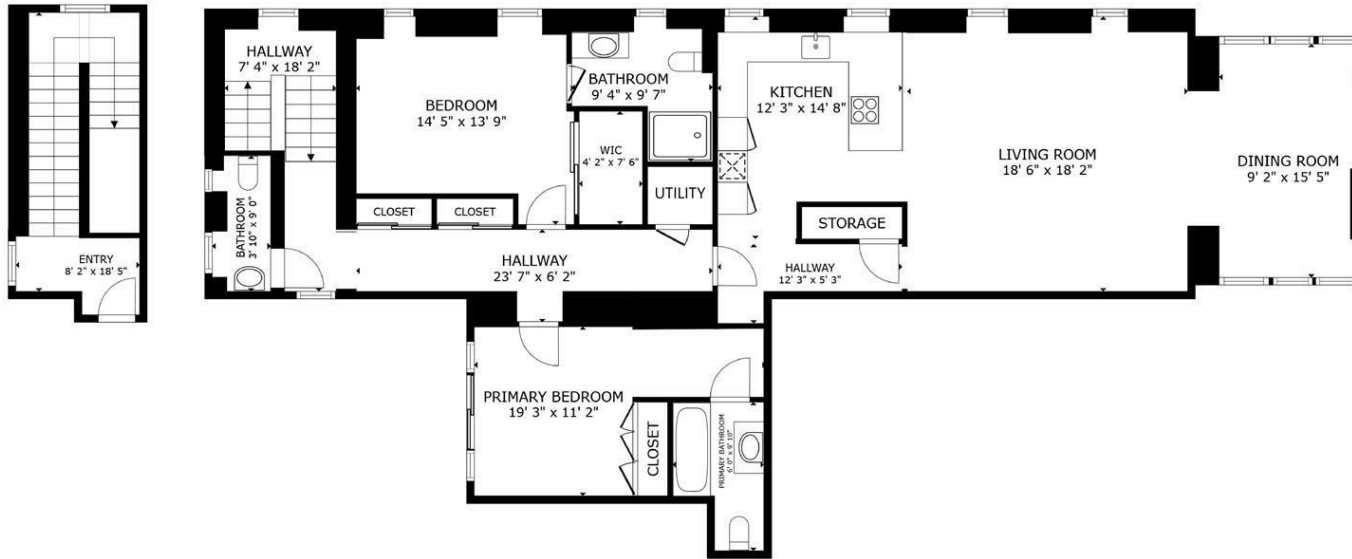
There are extensive well tended grounds and Hensol Castle Park that are in use for all residents that lead down to an attractive lake. The residents with allocated parking for two cars. The Vale Hotel and Resort and all the facilities it offers is within a short stroll as well as a short stroll to Llanerch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

### Services

Mains Services Throughout.





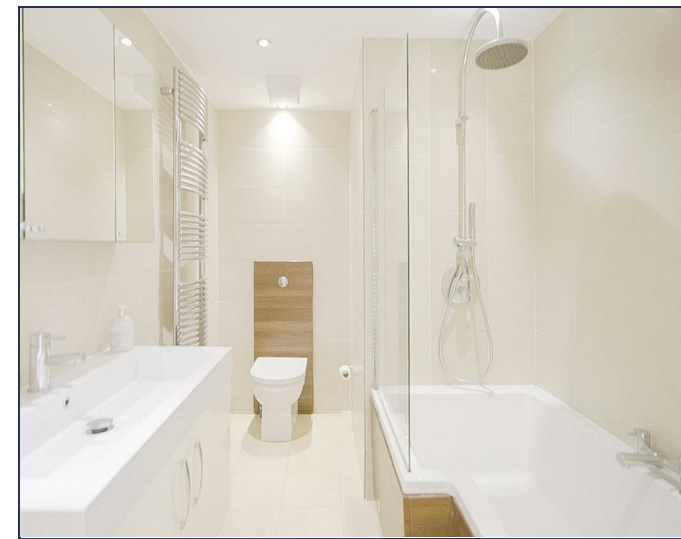


FLOOR 1

FLOOR 2

**HARRIS & BIRT**  
 CHARTERED SURVEYORS &  
 ESTATE AGENTS

GROSS INTERNAL AREA  
 FLOOR 1 144 sq.ft. FLOOR 2 1,607 sq.ft.  
 TOTAL : 1,751 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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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 |                         |           |
| <b>England &amp; Wales</b>                  | 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 |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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