



8 Hensol Villas  
Hensol, Pontyclun, CF72 8JZ  
Price £599,950

HARRIS & BIRT



An extended semi-detached property located in a popular semi-rural location. The property has been tastefully refurbished by the vendors in recent years and this includes the purchase of extra garden and renovation of the swimming pool in the rear garden. Accommodation briefly comprises: entrance hall, WC, spacious open plan kitchen/dining/family room, snug and utility to the ground floor. Upstairs offers master bedroom with a Juliette balcony and en suite shower room, a further three bedrooms and a family bathroom. Outside enjoys the benefit of off-road parking, easy to maintain front garden and a very spacious rear garden with a heated swimming pool, a large, insulated workshop and a detached timber cabin.

Local facilities within walking distance include the Vale hotel, spa, fitness club, golf club etc and Llanerch Vineyard offering both restaurant and newly opened pub. Residents benefit from walks in and around Hensol Castle Estate. Easy access to the M4 brings major centres including the capital city of Cardiff, Bridgend, Llantrisant etc within comfortable commuting distance. Within catchment for Cowbridge Comprehensive School and very highly regarded Pendoylan Primary School with free bus service to both schools on the street.

- Extended Semi Detached Property
- Open Plan Kitchen/Dining/Family Room
- Spacious Rear Garden
- Detached Timber Home Office/Summer House
- Cowbridge School Catchment with free bus to school
- Four Bedrooms
- Further Reception Room
- Heated Saltwater Swimming Pool
- Good Commuter links
- EPC Rating - D

## Accommodation

### Ground Floor

#### Entrance 9'9 x 8'8 (2.97m x 2.64m)

The property is entered via a solid composite front door with decorative obscure glazed vision panel through to hall. Fitted shoe storage cupboard. Decorative floor tiles. Vertical radiator. Decorative wall panelling. Part glazed double doors to kitchen/dining/family room. Door to WC.

#### WC 3'9 x 6'9 (1.14m x 2.06m)

Two piece suite comprising: low level, hidden cistern WC and circular counter top wash basin with mixer tap set on oak worktop with storage below. Slate floor tiles. Radiator. Ceiling spotlights. Extractor fan.

#### Kitchen/Dining/Family Room 22' x 25'3 max (6.71m x 7.70m max)

Spacious open plan room comprising a traditional kitchen with features including: a range of wall and base units with a peninsular wood block worksurface and further granite worksurface with matching upstands. Inset single bowl sink with curved mixer tap and draining grooves set into worktop. Countertop Hotpoint induction hob with ceiling extractor fan over. Integrated fridge and freezer. Eyeline electric Miele oven and grill. Undercounter integrated dishwasher behind a matching decor panel. Two Velux ceiling windows. Two windows overlooking the rear garden. Open to dining area with space for a table and chairs with decorative drop pendant feature lights. Triple bi-folding doors out onto rear patio. Underfloor heating to kitchen and dining area. Door to utility. Open to living area with feature inset fireplace containing a Chesney wood burning stove with solid wood mantel. Recess to side for log storage. Obscure glazed window to side. Part glazed door into snug. Recessed shelving with storage cabinet. Modern vertical radiator. Full width run of concealed storage units with handless push open/close feature. Ceiling spotlights. Large format tumbled stone floor.

#### Utility Room 4'6 x 12'10 (1.37m x 3.91m)

Wood block worksurface containing large inset sink with hot and cold tap and storage under. Plumbing for undercounter

washing machine. Space for tumble dryer. Glazed door to side external storage space. Window overlooking rear garden. Vertical radiator. Ceiling spotlights. Continuation of flooring from dining area.

#### Snug 8'8 x 7'10 (2.64m x 2.39m)

Cupboard housing oil fired central heating boiler. Large window overlooking front. Slate floor tiles. Radiator. Ceiling spotlights.

### First Floor

#### Landing

Stairs from ground floor onto first floor landing. Window overlooking front. Exposed wood floor boards. Recessed storage cupboard. Ceiling spotlights. Loft access hatch. Doors to all first floor rooms.

#### Master Bedroom 12'10 x 14'1 (3.91m x 4.29m)

Spacious master bedroom with Juliette balcony overlooking the rear garden. Further window to the rear. Triple fitted wardrobes with mirrored sliding doors. Fitted carpet. Modern vertical radiator. Ceiling spotlights. Door to en suite.

#### En Suite 5'2 x 11'4 (1.57m x 3.45m)

Modern en suite with features to include: Low level WC. Vanity unit containing two countertop sinks with wall mounted taps and storage below. Fully tiled walk-in shower with mains connected shower, rainfall shower head and glass screen. Wall hung towel warmer. Terrezzo style floor tiles. Decorative wall lights. Ceiling spotlights. Window overlooking rear garden.

#### Bedroom Two 9'4 x 10'1 (2.84m x 3.07m)

Window overlooking rear garden. Range of fitted storage shelves and cabinets. Continuation of wood flooring from landing.

#### Bedroom Three 9'11 x 9'11 (3.02m x 3.02m)

Dual aspect windows to front and side. Triple fitted wardrobes with sliding doors. Continuation of wood flooring from landing. Radiator. Ceiling spotlights.

### Bedroom Four 8'2 x 8'8 (2.49m x 2.64m)

Window overlooking front. Recessed storage cupboard. Continuation of wood flooring from landing. Radiator. Pendant ceiling light.

#### Bathroom 9'11 x 6'6 (3.02m x 1.98m)

Modern suite in white with features to include: panelled bath with hot and cold taps and detachable shower head attachment. Low level WC. Vanity unit containing wide sink with mixer tap and storage under. Walk in shower with wall mounted electric shower behind glass screen. Fully tiled walls. Slate floor tiles. Towel warmer. Window to side. Ceiling spotlights. Extractor fan. Decorative wall recesses.

### Outside

The property benefits from off road, parking to the front. Pedestrian gate leading to front garden. The front garden is mainly laid to lawn with paving slabs creating a path to the front door. Wrought iron fence boundary to front with mature hedge boundary to sides. Pedestrian door offering access to rear garden via a useful storage area containing two solid built storage sheds and oil tank. Outside taps and sockets. Further secure gate to the rear garden. The garden to the rear is secluded and particularly spacious as the vendors purchased an extra parcel at the back. The garden is laid to a mixture of lawn and patio with the addition of an in-ground saltwater heated swimming pool. -;with tiled sun terrace. Composite decking area with timber pergola leads to a detached timber cabin currently in use as a home office but would also make a lovely summer house. Separate large timber shed for workshop or storage. Log storage shed. Fence boundaries to all sides with a pedestrian gate offering access to the woodland at the rear.

### Cabin

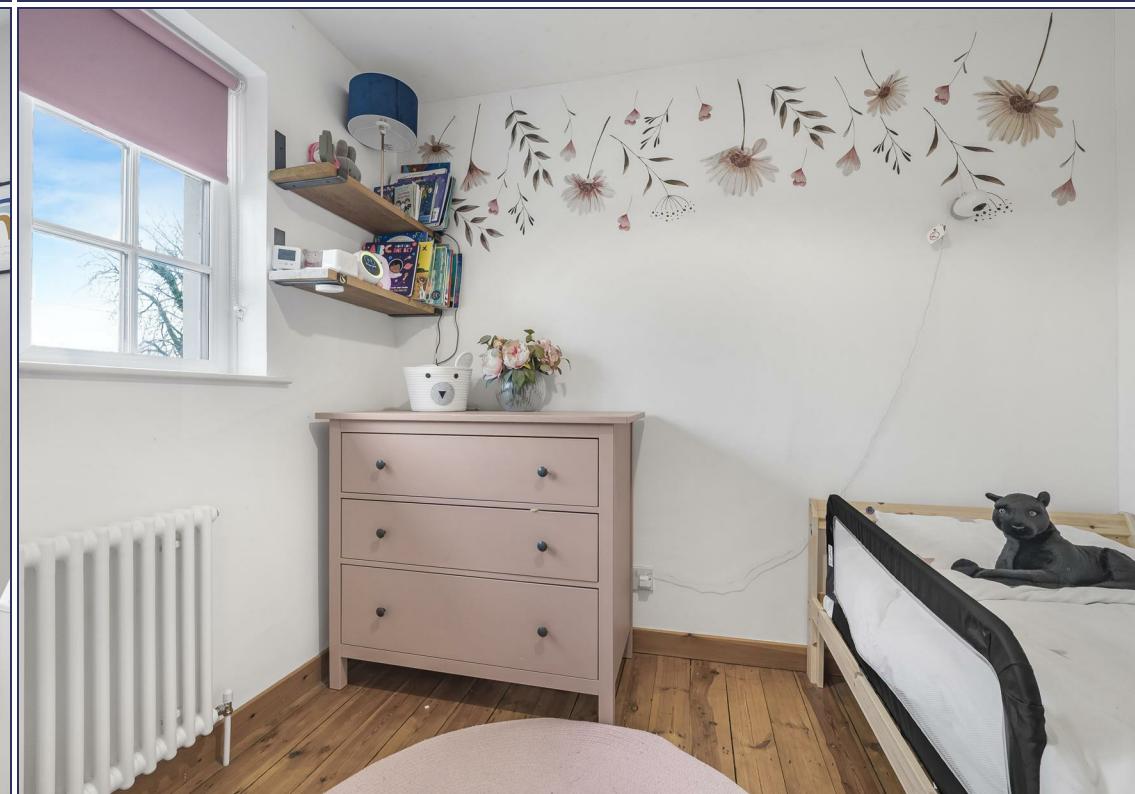
Versatile detached cabin currently in use as a home office Light and power.

### Services & Tenure

Oil fired central heating. Water and electricity are metered and payable quarterly through Leekes. Double glazing throughout.

Mains drainage. Electric air source heat pump for the swimming pool.  
Freehold.











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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

