

hrt herbert r thomas

CELEBRATING 100 YEARS 100 1926-2026

Apt 1, Talbot House Hensol Castle Park, Hensol

Pontyclun

£399,950

Apartment 1

Talbot House Hensol Castle Park, Pontyclun

A spacious and beautifully presented three double bedroom ground floor apartment situated within the highly sought after and select gated development of Hensol Castle Park.
Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious three bedroom ground floor apartment
- Spacious patio area
- Large sliding glass doors (indoor-outdoor living)
- Modern kitchen with island and integrated appliances
- Open plan living and dining area
- Freestanding bath-tub and modern bathrooms
- Two allocated off-road parking spaces
- Select development of executive apartments within Hensol Castle Park
- Excellent commuting options, being just a short distance from Junction 34 of the M4
- Lovely walks throughout the communal landscaped grounds







A spacious and beautifully presented three double-bedroom ground-floor apartment situated within the highly sought-after and select gated development of Hensol Castle Park.

This spacious ground-floor apartment offers excellent living and bedroom accommodation which must be viewed to be fully appreciated.

It is situated within Hensol Castle Park, a gated development adjacent to the Vale Resort, and only a short distance from Junction 34 of the M4, providing excellent commuting links.

The property offers well-presented and carefully maintained accommodation. The entrance hallway features a fitted range of floor-to-ceiling storage units offering hanging and shelving space. Ceramic tile flooring runs through the hallway and continues throughout the main living areas.

The lounge/dining room is an impressive, light and airy reception space with floor-to-ceiling windows and sliding doors giving access to a private patio with views over the communal gardens. Within the lounge area is a contemporary wood-burning effect fire.

The kitchen/breakfast room has floor-to-ceiling windows to the front with fitted plantation shutters. It offers a range of fitted base, wall and island units with complementing worksurfaces and splashbacks, extending to a breakfast bar on the island. Integrated appliances include a double oven, induction hob with cooker hood over, dishwasher and fridge/freezer.

The apartment offers three bedrooms, one of which is currently used as a home office.

Bedroom one, with window to the side, includes a fitted range of wardrobe units and benefits from a large ensuite bathroom. The ensuite features a fully tiled wet-room area with contrasting mosaic tiling and a freestanding bath.

Bedroom two, with windows to the rear, enjoys far-reaching views over the communal grounds. It also benefits from a fitted range of wardrobe furniture and an ensuite shower room, which additionally houses space and plumbing for a washing machine and tumble dryer.

Bedroom three, with window to the side, features fitted wardrobe furniture and an airing cupboard housing the hot water tank and shelving. It is currently used as a home office.

Finally, off the entrance hall is a cloakroom fitted with a white two-piece suite.

The property benefits from two allocated parking spaces.

Off the dining area is a flagstone-laid private patio area for the exclusive use of this apartment, beyond which are the communal lawned gardens.



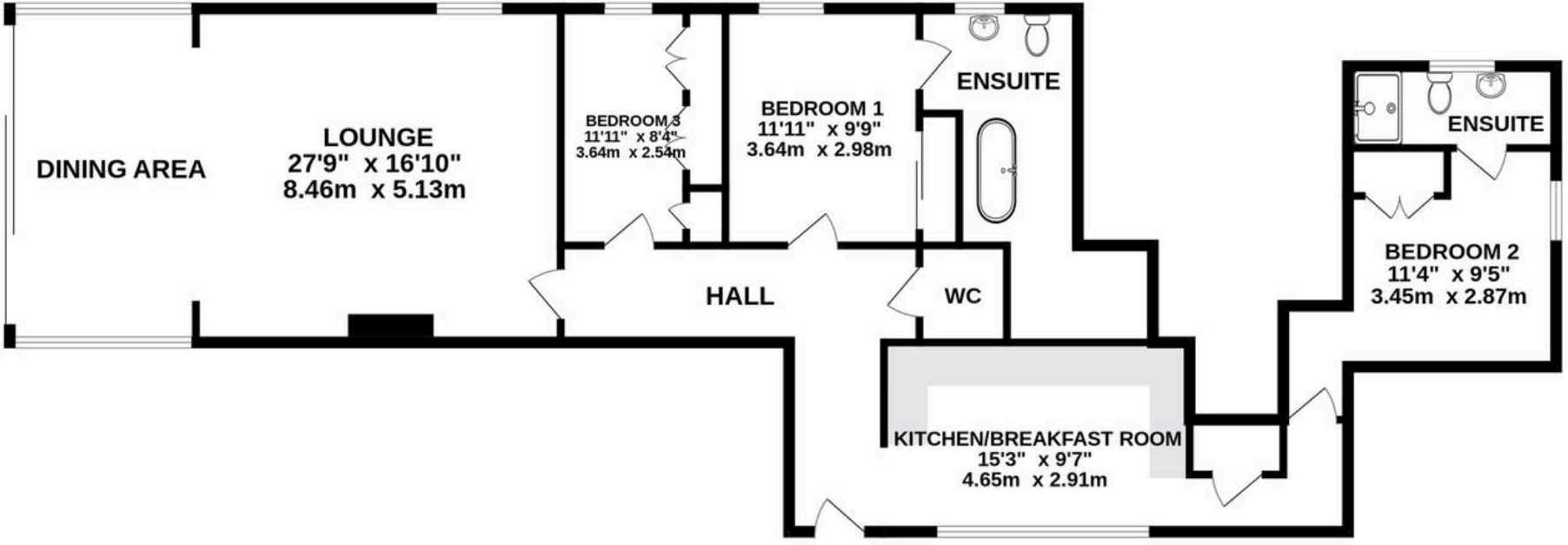








GROUND FLOOR
1335 sq.ft. (124.1 sq.m.) approx.



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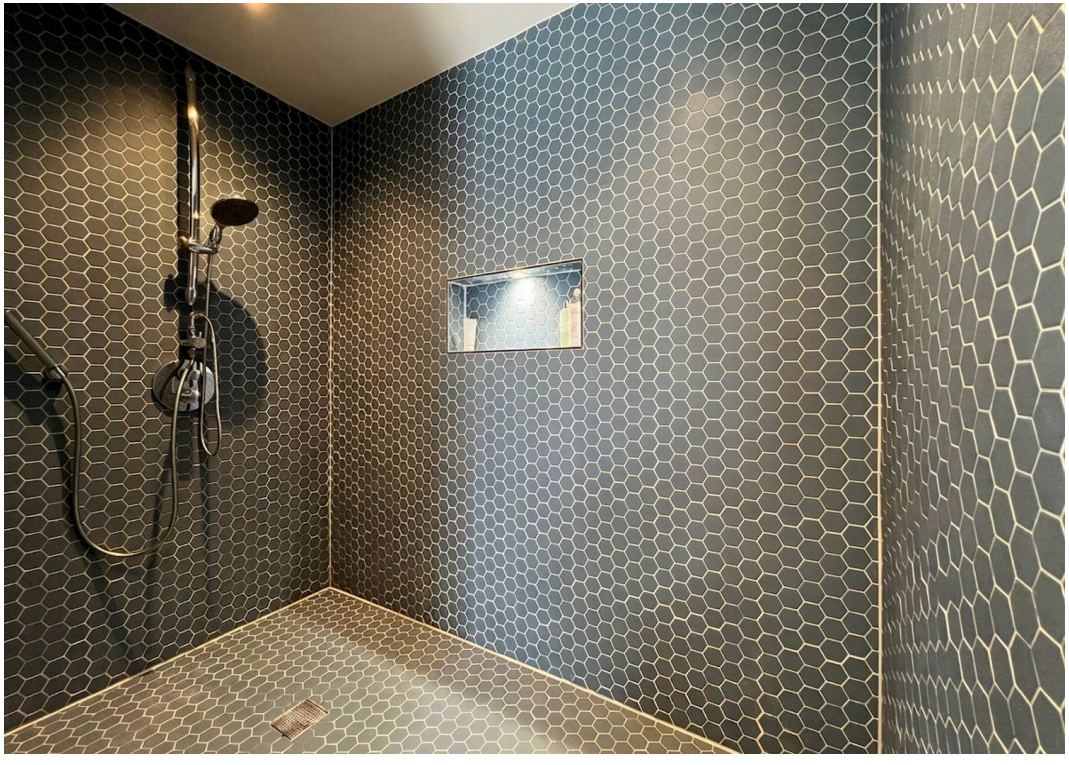
TOTAL FLOOR AREA : 1335 sq.ft. (124.1 sq.m.) approx.

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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