



**£300,000**  
leasehold

**The Hayes,  
Cardiff CF10 1EF**

- EPC Rating: Awaited
- **TWO BEDROOMS**
- **EXCLUSIVE ST DAVIDS APARTMENTS**
- **BALCONY WITH CITY VIEW**
- **NO CHAIN**





## About The Property

**MOST SOUGHT AFTER CITY CENTRE APARTMENTS - located on the 4th level this 2 double bedroom with balcony gives direct access to St Davids Centre, and is sold with NO CHAIN! Be quick to view or miss out!**

Perfectly positioned for inner city living, this wonderful 4th floor, two bedroom apartment is situated within the exclusive Hayes development. This stylish apartment benefits from parking within the St David's car park which is just a stroll across the communal roof top gardens. These apartments consider privacy and security as high priorities, whilst the easy access near by to the facilities of the Hayes precinct and the City Centre are enviable features.

The property includes an open plan living room and kitchen, with French doors that open onto a great Balcony with side views towards Cardiff's famous Mill Lane. Both bedrooms are double in size and both with built-in wardrobes, and the two bathrooms are of high quality with contemporary fittings. A well fitted kitchen hosts luxury integrated appliances with solid granite work surfaces. Probably the most envious of apartment developments within our amazing City, these 24 hours serviced apartments are the pinnacle of modern city living. **HURRY - SOLD WITH NO CHAIN**

## Accommodation

### Ground Floor

Approached via a fob controlled automatic opening communal double doors leading to a smart and well maintained communal hallway with tiled flooring, high ceiling, wall and ceiling lights, part mirrored walls, seating area, access to lifts, the second lift providing access to the third floor.

### Entrance Hallway

Wood laminate flooring, ceiling lights, door to deep storage cupboard with space and plumbing for washing machine, wall mounted video operated security entrance telecom phone system, stylish power points and light switch covers. doors to bedrooms and bathroom, open to:

### Lounge

22' 9" max incl kitchen x 9' 6" max ( 6.93m max incl kitchen x 2.90m max )

Laminate flooring, electric heater, tv and telephone sockets, single door to rear and door to balcony large enough for table and chairs and view towards Mill Lane area.

### Kitchen Area

Fitted with matching eye and base level units with worktop space over and chrome finished wall surround, integrated Neff oven, integrated dishwasher, full height integrated

# Peter Alan - Albany Road

02920 462246  
albanyroad@peteralan.co.uk  
peteralan.co.uk



fridge and separate freezer, integrated Neff stainless steel microwave, recessed ceiling lights.

## Bedroom 1

12' 9" x 8' 10" max ( 3.89m x 2.69m max )

Comprising built in wardrobe with mirrored sliding doors, fitted carpet, electric heater, single Juliet balcony to rear.

## Ensuite

White suite comprising double size shower cubicle with chrome water fall shower unit and glass shower screen, also comprising square shaped white wash hand basin with vanity unit and chrome mixer taps and pop up waste, w.c with concealed cistern with chrome touch controls, stylish chrome towel rail/radiator, three tier vanity shelving with large wall mirror, chrome shaver point, tiled walls and floors, ceiling spotlights.

## Bedroom 2

12' 11" max into wardrobes x 9' ( 3.94m max into wardrobes x 2.74m )

Comprising built in wardrobe with mirrored sliding doors, fitted carpet, electric heater, single Juliette door to rear, door to:

## Bathroom

Luxurious white suite with floor and walls ceramic tiled, comprising panel bath with chrome fittings, waterfall effect shower unit and glass shower screen, shaped wash hand basin with vanity unit, chrome mixer taps and pop up waste, w.c with concealed cistern with chrome finish touch controls, stylish chrome towel rail/radiator, three tier shelving unit built in with large wall mirror, ceiling with spotlights.

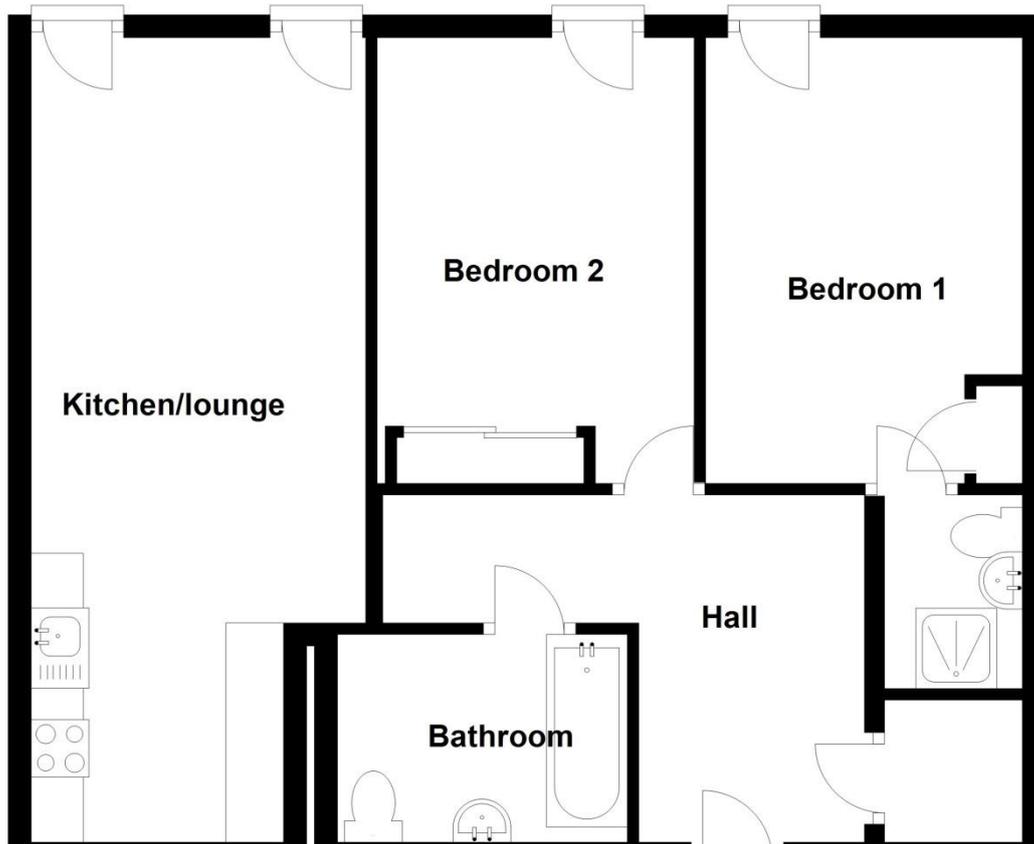
## Communal Roof Garden

For the use of the residents there are beautifully maintained and well landscaped communal roof gardens with lawns and seating areas and access to a waste store and car park.

## Building Manager

Within the complex of the Hayes apartments there is a building manager on site available for any issues or maintenance

### Third Floor



#### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.