



Hayes Point, Hayes Road
Sully, CF64 5QH

Watts
& Morgan

20 Headlands, Hayes Point

Sully CF64 5QH

£269,950 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A beautifully presented and modernised, two bedroom ground floor apartment enjoying views over the Bristol Channel. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, open plan kitchen/dining/ living room with access to a private terrace, primary bedroom with en-suite, second double bedroom and a family bathroom. Externally the property benefits from two allocated parking spaces with additional parking spaces available. On-site facilities include; approx. 45 acres of communal gardens, 24-hour concierge service, swimming pool, sauna, gym, tennis courts and a boules piste.



Directions

Penarth Town Centre – 4.8 miles

Cardiff City Centre – 7.4 miles

M4 Motorway – 9.3 miles

Your local office: Penarth

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Summary of Accommodation

Accommodation

A secure communal entrance accessed via a fob with stairs and a lift to all floors. Apartment 20 is located on the ground floor. Entered via a solid hardwood door into a welcoming hallway benefiting from engineered wood flooring, recessed ceiling spotlights and two recessed storage cupboards; one of which houses the 'Heatrae' hot water cylinder.

The open plan kitchen/dining/living room is the focal point of the home and enjoys continuation of engineered wood flooring, recessed ceiling spotlights and four sets of aluminium glazed French doors providing access to the terrace. The kitchen has been fitted with a range of wall and base units with granite work surfaces. Integral appliances to remain include; an electric oven, a microwave, a dishwasher, a washing machine and a drinks cooler. Space has been provided for freestanding white goods. The kitchen further benefits from matching granite upstands, feature tiled splashback, an undermounted bowl and a half stainless steel sink with a mixer tap over and an extractor fan.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobes with sliding doors, recessed ceiling spotlights and an aluminium double glazed window with bespoke fitted shutters. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a floating wash-hand basin and a WC. The en-suite further benefits from tile effect luxury vinyl tile (LVT) flooring, recessed ceiling spotlights, a wall mounted chrome towel radiator, a range of wall mounted storage units and an extractor fan.

Bedroom two is another spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes, recessed ceiling spotlights and an aluminium double glazed window with bespoke fitted shutters.

The family bathroom has been fitted with a 3-piece white suite comprising; a mirror panelled bath with a thermostatic shower over, a floating wash-hand basin and a WC. The bathroom further benefits from tile effect LVT flooring, recessed ceiling spotlights, a wall mounted chrome towel radiator, a range of wall mounted storage cabinets and an extractor fan.

Gardens & Grounds

20 Headlands benefits from access to a private terrace with a glass balustrade enjoying elevated views over the beautifully landscaped grounds and towards the Bristol Channel.

The property benefits from two allocated parking spaces with additional visitor parking available.

The development further benefits from access to approximately 45 acres of communal gardens, a 24-hour concierge service and on-site leisure facilities to include; a swimming pool, a sauna, a gym, tennis courts and a boules piste.

Additional Information

Electric and water mains connected.

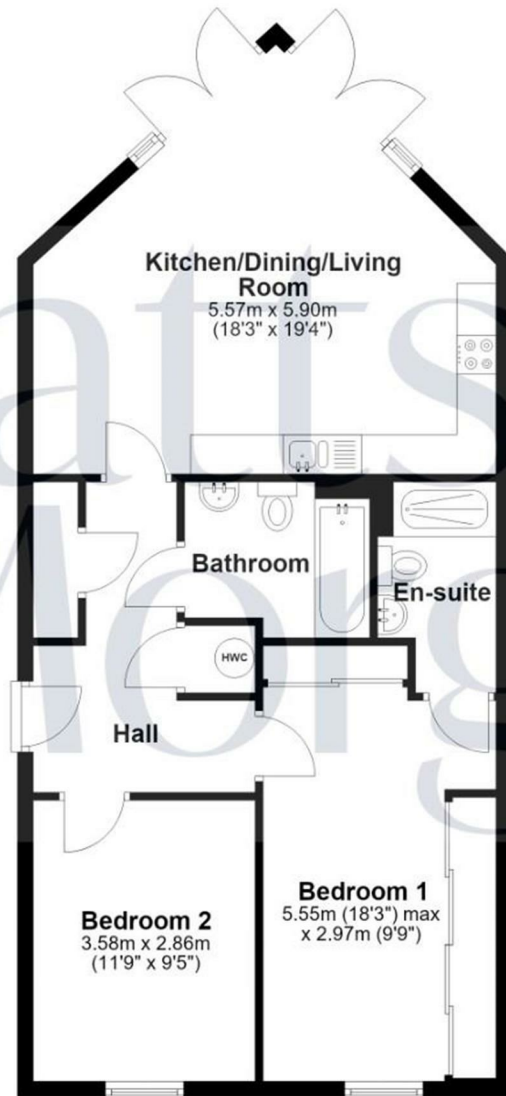
Leasehold with 999 years from 2005 (approx. 978 years remaining).

We have been reliably informed that the service charge is approx. £4,440pa to include building insurance and water rates. We have been reliably informed that the ground rent is £250pa. Council tax band 'F'. EPC rating 'D'.



Ground Floor

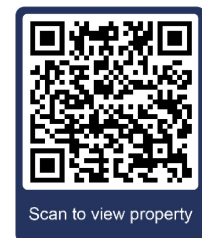
Approx. 69.7 sq. metres (750.4 sq. feet)



Total area: approx. 69.7 sq. metres (750.4 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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		
	57	71
England & Wales		EU Directive 2002/91/EC



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