



208 Woodlands, Hayes Road
Sully, CF64 5QF

Watts
& Morgan

208 Woodlands Hayes Road

Sully CF64 5QF

£155,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A spacious two bedroom, second floor apartment situated in an exclusive development. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 motorway. The apartment benefits from a 24-hour concierge service, gym, swimming pool, sauna and tennis courts. Accommodation briefly comprises; entrance hall, spacious open-plan kitchen/living/dining room, master bedroom with en-suite, second double bedroom and a family bathroom. Externally the property benefits from two allocated parking spaces with additional parking available and beautifully maintained communal gardens set within approximately 45 acres. Being sold with no onward chain. EPC rating 'C'.

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

Entered via a solid wooden door into a hallway benefiting from solid wood flooring, recessed ceiling spotlights, a wall mounted intercom entry system and a recessed storage cupboard housing the 'Santon' hot water cylinder.

The open plan kitchen/living/dining room is the focal point of the home and benefits from continuation of solid wood flooring, recessed ceiling spotlights, a double glazed window to the rear elevation and a set of double glazed sliding doors with a 'Juliette' balcony to the rear elevation. The kitchen has been fitted with a range of wall and base units with granite work surfaces. Integral appliances to remain include; a fridge/freezer, a microwave, a dishwasher, a washer/dryer, an electric oven and a 4-ring electric hob with an extractor fan over. The kitchen further benefits from matching granite upstands, an extractor fan and recessed ceiling spotlights.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring, a range of fitted wardrobes, recessed ceiling spotlights and a double glazed window to the front elevation. 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 tiled flooring, partially tiled walls, a range of wall mounted mirrored storage units, recessed ceiling spotlights and an extractor fan.

Bedroom two is another double bedroom and enjoys carpeted flooring, a range of fitted wardrobes, recessed ceiling spotlights and a double glazed window to the front elevation. 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 tiled flooring, partially tiled walls, a range of wall mounted mirrored storage cabinets, recessed ceiling spotlights, an extractor fan and an obscure double glazed window to the front elevation.



Gardens & Grounds

208 Woodlands benefits from spacious communal gardens, a 24-hour concierge service and on site leisure facilities to include; a swimming pool, a sauna, a gym and tennis courts. The property further benefits from two allocated parking spaces with additional visitor parking available.

Additional Information

Electric and water mains services connected.

Leasehold – 999 years from 2005 (approx. 979 remaining).

Council tax band 'E'.

We have been reliably informed that the service charge is £4,471pa.

We have been reliably informed that the ground rent is £150 pa.

Second Floor

Approx. 74.9 sq. metres (806.0 sq. feet)



Total area: approx. 74.9 sq. metres (806.0 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		84
(81-91) B		
(69-80) C	77	
(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

