



219 Hayes Point, Hayes Point
Sully, CF64 5QH

Watts
& Morgan

219 Hayes Point, Hayes Point

CF64 5QH

£220,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A well-presented, two double bedroom second floor apartment located within an exclusive development and enjoying spectacular, uninterrupted elevated sea views. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, open plan kitchen/dining/living room, a double bedroom with en-suite, a second double bedroom and a bathroom. The property further benefits from a 24-hour concierge service, swimming pool, sauna, gym, tennis courts, a private gate providing direct access onto the coastal path, 45 acres of communal gardens and two allocated parking spaces with additional visitor parking available. Being sold with no onward chain.

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 219 is located on the second floor. Entered via a solid wooden door into a hallway benefiting from solid wood flooring, recessed ceiling spotlights, two recessed storage cupboards; one of which housing the 'Heatrae' hot water cylinder and a wall mounted intercom system.

The open plan kitchen/dining/living room is the focal point of the home enjoying solid wood flooring, recessed ceiling spotlights and a large double glazed corner window providing spectacular elevated sea views. The kitchen has been fitted with a range of wall and base units the granite work surfaces. Integral appliances to remain include; a fridge/freezer, an electric oven, a 4-ring electric hob with an extractor fan over, a microwave, a washing machine, a dishwasher and a drinks cooler. The kitchen further benefits from matching granite upstands, an undermounted stainless steel bowl and a half sink with a mixer tap over, a feature glass splashback, recessed ceiling spotlights and an extractor fan.

Bedroom one is a spacious double bedroom and benefits from carpeted flooring, recessed ceiling spotlights, a range of recessed fitted wardrobes and a double glazed window. 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, recessed ceiling spotlights, an extractor fan, a wall mounted mirrored storage unit and a wall mounted chrome towel radiator.

Bedroom two is another double bedroom enjoying carpeted flooring, a range of fitted wardrobes, recessed ceiling spotlights and a double glazed window.

The 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, recessed ceiling spotlights, an extractor fan, a range of wall mounted mirrored storage cabinets and a wall mounted chrome towel radiator.



Gardens & Grounds

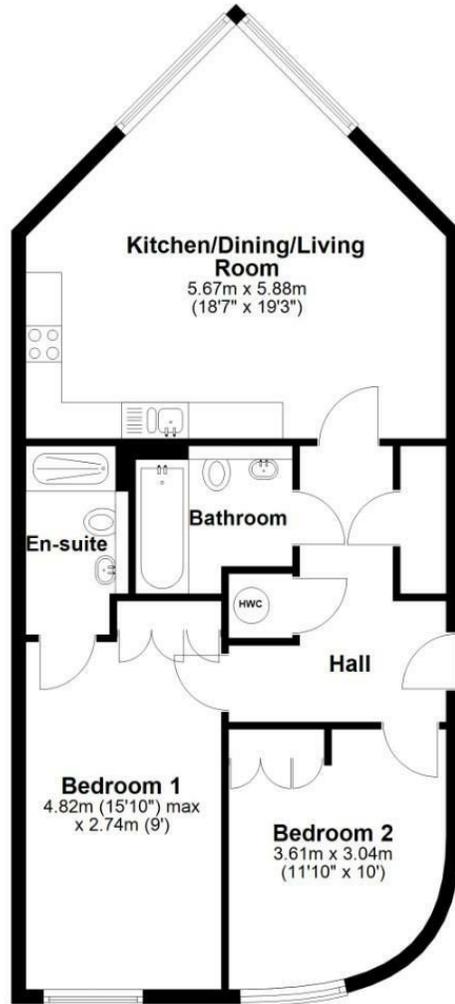
219 Headlands benefits from approximately 45 acres of communal gardens with superb sea views, a 24-hour concierge service, on-site leisure facilities including swimming pool, sauna, gym and tennis courts. The property also offers two allocated parking spaces with additional visitor parking available.

Additional Information

Leasehold – 999 years from 2005 (approx. 978 years remaining). We have been reliably informed that the service charge is £4,457pa to include building insurance and water rates. We have been reliably informed that the ground rent is £250pa. Council tax band 'F'. EPC rating 'C'.

Second Floor

Approx. 69.9 sq. metres (752.3 sq. feet)



Total area: approx. 69.9 sq. metres (752.3 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	71	79
	EU Directive 2002/91/EC	



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