



8 Woodlands, Hayes Road
Sully, CF64 5QE

Watts
& Morgan

8 Woodlands Hayes Road

Sully, CF64 5QE

£179,950 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A well presented, two double bedroom ground floor apartment situated within an exclusive development. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 motorway. The apartment benefits from a 24hr concierge service, swimming pool, sauna, gym, tennis courts, boules piste and a private gate providing direct access onto the beach/coastal path. Accommodation briefly comprises; entrance hall, open plan kitchen/dining/living room, a principal bedroom with an en-suite shower room, a second double bedroom and a bathroom. Externally the property benefits from a private terrace and two allocated parking spaces with additional visitor parking available. Being sold with no onward chain. EPC rating; 'TBC'.

Directions

Penarth Town Centre – 4.8 miles

Cardiff City Centre – 7.4 miles

M4 Motorway – 9.3 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

Accommodation

Entered via a solid wooden door with double glazed side panels into a welcoming hallway benefiting from solid wood flooring, recessed ceiling spotlights and a recessed storage cupboard housing the 'Heatrae' hot water cylinder. The open plan kitchen/dining/living room is the heart of the home and enjoys continuation of solid wood flooring, recessed ceiling spotlights, two double glazed windows to the rear elevation and a set of double glazed French doors providing access onto a private terrace. The kitchen showcases a range of wall and base units with granite work surfaces. Integral appliances to remain include; a 'Beko' fridge/freezer, a 'Smeg' electric oven with an 'Ignis' 4-ring electric hob with an extractor fan over, a 'Smeg' microwave, a 'Baumatic' washing machine and a 'Smeg' dishwasher. The kitchen further benefits from continuation of solid wood flooring, partially tiled splashback, a bowl and a half stainless steel sink with a mixer tap over and an extractor fan.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring, recessed ceiling spotlights, a range of fitted wardrobes and two double glazed windows 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, a wall mounted chrome towel radiator and an extractor fan.

Bedroom two is another double bedroom and enjoys carpeted flooring, recessed ceiling spotlights, a range of fitted wardrobes and a double glazed window to the front elevation. The family bathroom has been fitted with a 3-piece 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 units, recessed ceiling spotlights, a wall mounted chrome towel radiator and an extractor fan.

Gardens & Grounds

8 Woodlands benefits from a private patio area accessed from the living accommodation providing ample space for outdoor entertaining and dining.

The property further benefits from one allocated parking spaces with additional visitor parking available, 45 acres of communal gardens and woodland, a 24-hour concierge service and on-site leisure facilities including; swimming pool, sauna, gym, boules piste and tennis courts.

Additional Information

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

We have been reliably informed that the service charge is approx. £4142pa to include upkeep of the extensive communal areas/facilities, buildings insurance and water rates.

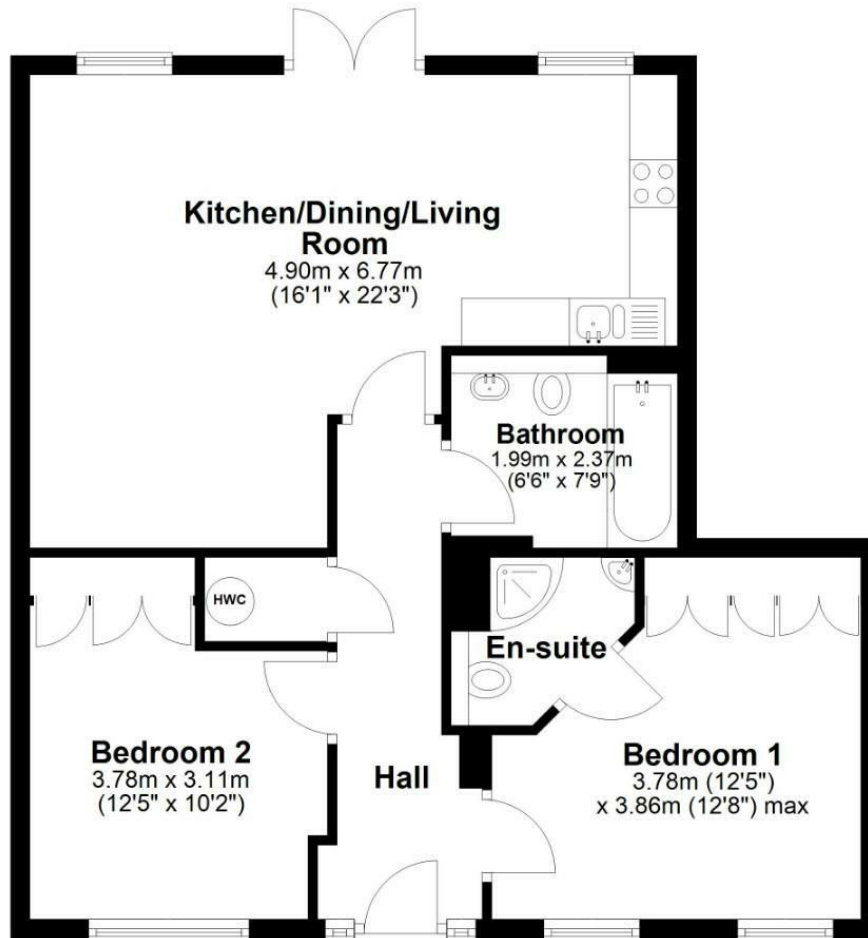
We have been reliably informed that the ground rent is approx. £150pa.

Council tax band 'E'.



Ground Floor

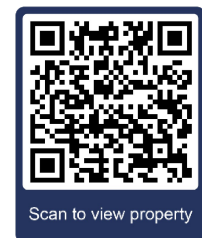
Approx. 66.9 sq. metres (719.8 sq. feet)



Total area: approx. 66.9 sq. metres (719.8 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	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on

**Watts
& Morgan**