



Apt 115, Headlands, Hayes Point
Sully, CF64 5QH

Watts
& Morgan



Apt 115, Headlands, Hayes Point

CF64 5QH

£350,000 Leasehold

3 Bedrooms | 2 Bathrooms | 1 Reception Room

An immaculately presented, spacious three bedroom first floor apartment enjoying a private balcony with elevated panoramic views over the Severn Estuary. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, spectacular open plan kitchen/dining/living room, primary bedroom with en-suite, two further double bedrooms, family bathroom and a study. Externally the property benefits from two allocated parking spaces with additional visitor spaces available. On site facilities include; 45 acres of communal gardens, 24-hour concierge service, swimming pool, sauna, gym, tennis court and a boules piste. 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

A secure communal entrance is accessed via a fob with a lift and stairs to all floors. Apartment 115 is located on the first floor.

Entered via a solid wood door into a welcoming hallway benefiting from oak flooring, recessed ceiling spotlights, a wall mounted intercom entry system and a recessed storage cupboard.

The spectacular open plan kitchen/dining/living room is the focal point of the home and benefits from continuation of oak flooring, recessed ceiling spotlights, an extensive range of bespoke fitted storage units with built-in lighting, A double-glazed window and four sets of double glazed doors providing access onto the balcony enjoying elevated water views. The kitchen showcases a range of wall and base units with granite work surfaces. Integral 'Smeg' appliances to remain include; a fridge/freezer, an electric oven, a 4-ring electric hob with an extractor fan over, a microwave, a dishwasher, a 'Kenwood' washing machine and a 'Candy' drinks cooler. The kitchen further benefits from continuation of oak flooring, matching granite upstands, feature tiled splashback and a central island unit with a granite work surface.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobes, recessed ceiling spotlights and two double glazed windows to the rear 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, tiled walls, a wall mounted chrome towel radiator, a range of wall mounted mirrored storage units, an extractor fan and an obscure double glazed window to the rear elevation.

Bedroom two (currently used as a snug with a sofa bed) is another spacious double bedroom benefiting from carpeted flooring, a range of fitted wardrobes, recessed ceiling spotlights and two double glazed windows to the rear elevation.

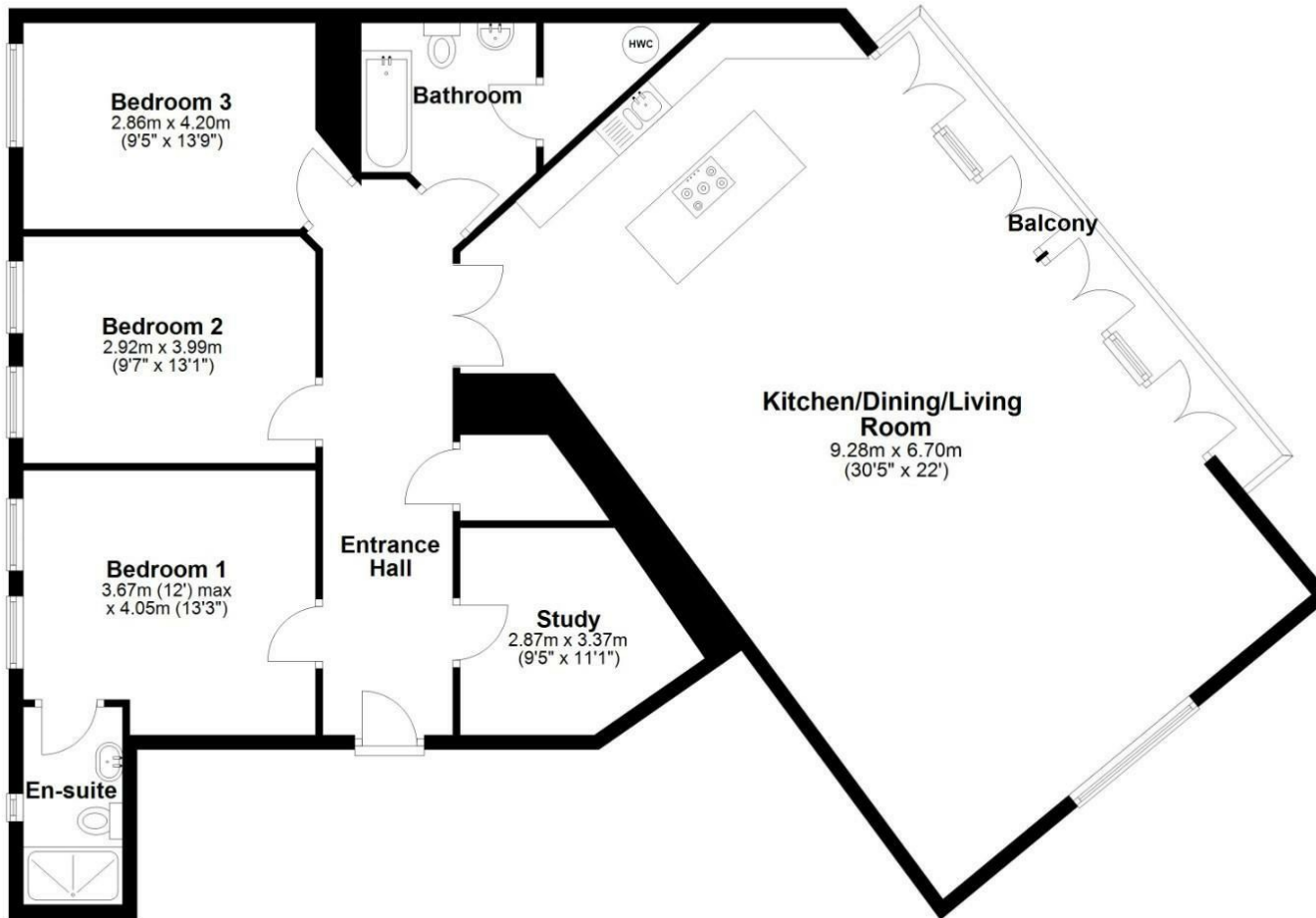
Bedroom three is a further double bedroom and benefits from carpeted flooring, a range of fitted wardrobes, recessed ceiling spotlights and a double glazed window to the rear elevation. The family bathroom has been fitted with a 3-piece white suite comprising; a mirror panelled bath with a thermostatic shower over, a floating wash-hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan, a range of wall mounted mirrored storage units, a wall mounted chrome towel radiator and a recessed storage cupboard housing the 'Heatrae' hot water cylinder.

The generously sized study is a versatile space benefiting from continuation of oak flooring, a bespoke fitted desk with overhead storage cupboards, recessed ceiling spotlights and hardwired ethernet outlets connected to other areas of the apartment.



First Floor

Approx. 154.2 sq. metres (1659.8 sq. feet)



Total area: approx. 154.2 sq. metres (1659.8 sq. feet)

Gardens & Grounds

115 Headlands enjoys a private balcony benefiting from beautiful panoramic views over the communal gardens and Severn Estuary. The estate extends to approximately 45 acres including historic woodland and with services to include 24-hour concierge, community room, a swimming pool, sauna, gym, tennis court and a boules piste. The property further benefits from two allocated parking spaces with additional visitor parking available.

Additional Information

Electric and water mains connections.
Leasehold with 999 years from 2005 (979 years remaining).
We have been reliably informed that the service charge is approximately £7022 per annum.
We have been reliably informed that the ground rent is £250 per annum.
Council tax band 'G'.

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		
	70	84
England & Wales	EU Directive 2002/91/EC	



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.



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**