



23 Woodlands,
Sully, CF64 5QE

Watts
& Morgan

23 Woodlands

Hayes Point, Sully CF64 5QE

£215,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A spacious, two double bedroom ground floor apartment located in an exclusive development. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hallway, superb open plan living/kitchen/dining room with large sliding doors, two double bedrooms both with fitted wardrobes, one with en-suite and a family bathroom. Externally the property benefits from two patio areas and two allocated parking spaces with additional visitor parking available. The property further benefits from 45 acres of beautifully maintained communal gardens, 24 hour concierge service, swimming pool, sauna, gym and tennis courts. EPC rating 'D'.

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





Accommodation

Accessed via a fob with stairs and lift to all floors. Apartment 23 is located to the ground floor.

Entered via a solid wooden door into the hallway which benefits from solid oak flooring, a wall mounted video/audio door intercom system and a recessed storage cupboard housing the hot water cylinder.

The spectacular open plan kitchen/living/dining room is the heart of the home and enjoys continuation of oak flooring, recessed ceiling spotlights, a uPVC double glazed window to the side elevation and large floor-to-ceiling sliding doors providing access to patio area with planted borders.

The kitchen has been fitted with a range of high gloss wall and base units with granite surfaces. Integral 'Smeg' appliances to remain include; a microwave, a 4-ring electric hob with an extractor fan over, an electric oven with a grill, a fridge/freezer and a dishwasher. The kitchen further benefits from matching granite upstands and an inset stainless steel sink with a mixer tap over.

The master bedroom is a generously sized double bedroom enjoying carpeted flooring, recessed ceiling spotlights, a range of fitted wardrobes and a uPVC double glazed window with a courtesy door providing access out to a private patio area. The en-suite has been fitted with a 3-piece white suite comprising; a walk-in shower cubicle with a thermostatic shower over, a wash-hand basin and a WC set within a vanity unit. The en-suite further benefits from tiled walls and flooring, a mirrored storage cupboard, a wall mounted chrome towel radiator and a uPVC double glazed window to the side elevation.

Bedroom two is another double bedroom benefiting from carpeted flooring, recessed ceiling spotlights, a range of fitted wardrobes and uPVC double glazed window with a courtesy door leading out to a private patio area.

The family bathroom has been fitted with a 3-piece white suite comprising; a mirrored panelled bath with a thermostatic shower over and a wash-hand basin and a WC set within vanity unit. The bathroom further benefits from tiled wall and flooring, a mirrored storage cupboard and a wall mounted chrome towel radiator.



Gardens & Grounds

23 Woodlands enjoys a patio area with raised planters accessed from the living accommodation. A second patio area accessed from both bedrooms provides ample space for outdoor entertaining and dining. The property benefits from two allocated parking spaces with additional visitor parking available and further benefits from approximately 45 acres of communal gardens, a 24 hour concierge service, on-site leisure facilities with swimming pool, sauna, gym and tennis courts.

Additional Information

Leasehold - 999 years from 1st January 2005 (approx. 979 years remaining)

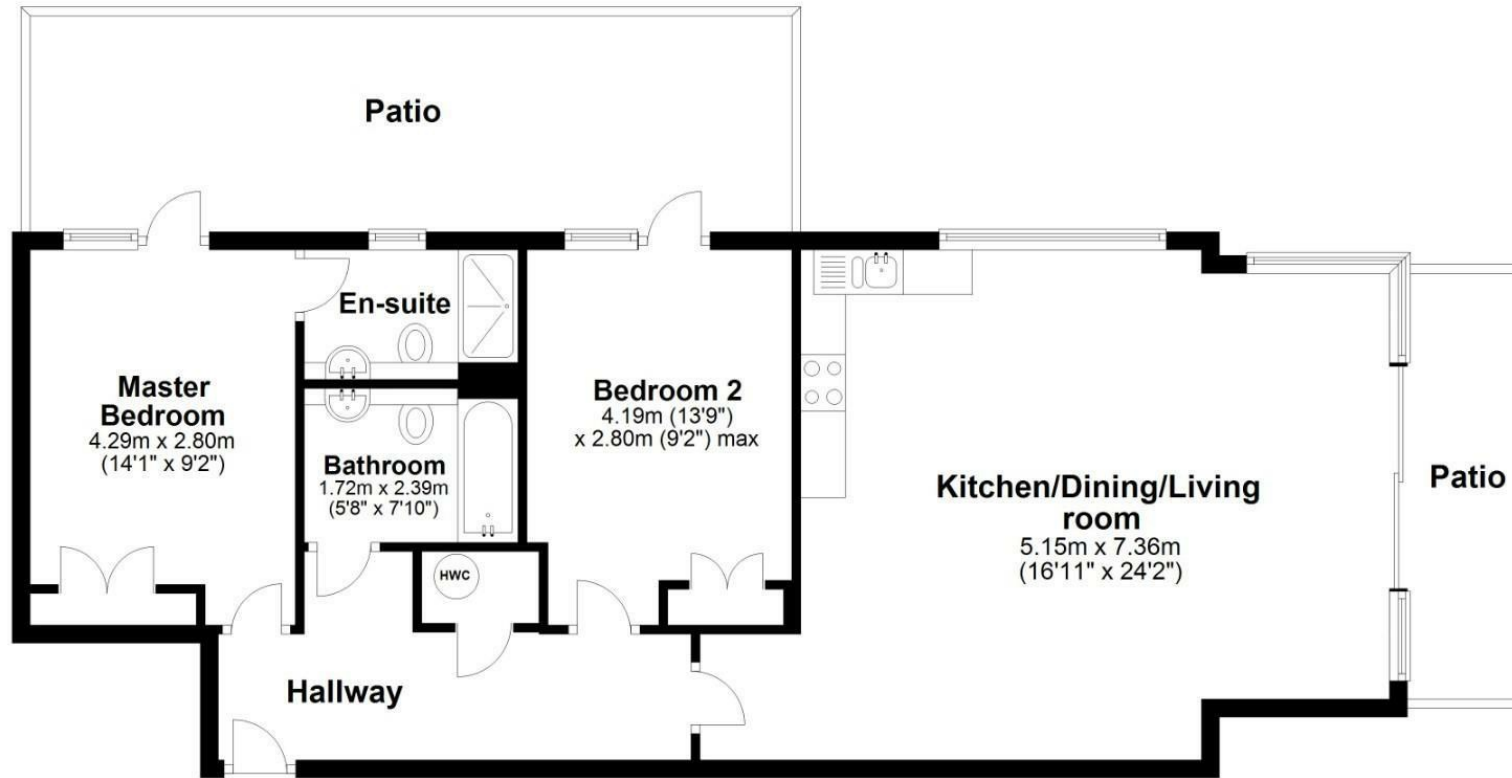
We have been reliably informed that the service charge is approximately £4582pa to include building insurance and water rates.

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

Council tax band 'E'.

Ground Floor Apartment

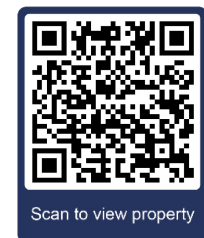
Approx. 76.0 sq. metres (818.5 sq. feet)



Total area: approx. 76.0 sq. metres (818.5 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		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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