



Hayes House, Hayes Road  
Sully, CF64 5SE

Watts  
& Morgan



# Hayes House, Hayes Road

Sully, CF64 5SE

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**£625,000 Freehold**

4 Bedrooms | 3 Bathrooms | 4 Reception Rooms

A substantial four double bedroom, detached property set within a spacious plot of approx. 0.45 acres. Currently operating as a cat sanctuary. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Boasting over 3600sq. ft., the accommodation briefly comprises; porch, entrance hallway, sitting room, lounge, living room, kitchen, conservatory and ground floor shower room and ground floor cloakroom. First floor landing, spacious master bedroom with en-suite, three further double bedrooms and family bathroom. Second floor with two versatile loft rooms. Externally the property benefits from a large driveway providing off-road parking for several vehicles with 'in and out' access, substantial wraparound mature gardens with a variety of outbuildings and a barn/workshop. EPC rating; 'D'.

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## Directions

Penarth Town Centre – 4.6 miles

Cardiff City Centre – 7.3 miles

M4 Motorway – 9.1 miles

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## Accommodation

Entered via a uPVC door into a porch benefitting from stone tile flooring, a wall-mounted alarm panel and a uPVC double-glazed window to the front elevation. A set of glazed wooden French doors lead into a hallway which enjoys continuation of stone tile flooring, recessed ceiling spotlights and a uPVC double-glazed window to the front elevation.

The spacious sitting room benefits from wood effect laminate flooring and two uPVC double-glazed windows to the front and rear elevations.

The lounge enjoys stone tile flooring, a central feature original fireplace and a uPVC double-glazed window to the rear elevation.

The central hallway benefits from continuation of stone tile flooring, recessed ceiling spotlights and a carpeted staircase with an understairs storage cupboard leading to the first floor.

The living room enjoys wood effect tile flooring, feature exposed stone walls, a central feature fireplace and two uPVC double-glazed windows to the rear/side elevation.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a 'Belling' electric oven and a 4-ring gas hob. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from slate tile flooring, a feature exposed stone wall, a bowl and a half composite sink with a mixer tap over, a breakfast bar and two uPVC double-glazed windows to the side elevations.

The shower room serving the ground floor accommodation 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 shower room further benefits from slate tile flooring, tiled walls, recessed ceiling spotlights, an extractor fan and an obscure uPVC double-glazed window to the side elevation.

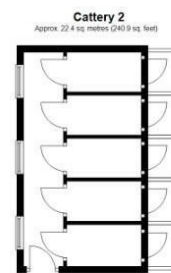
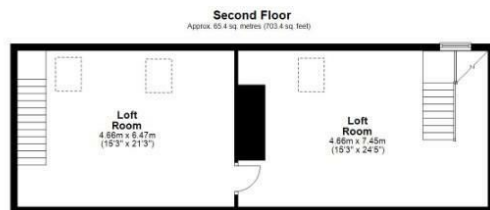
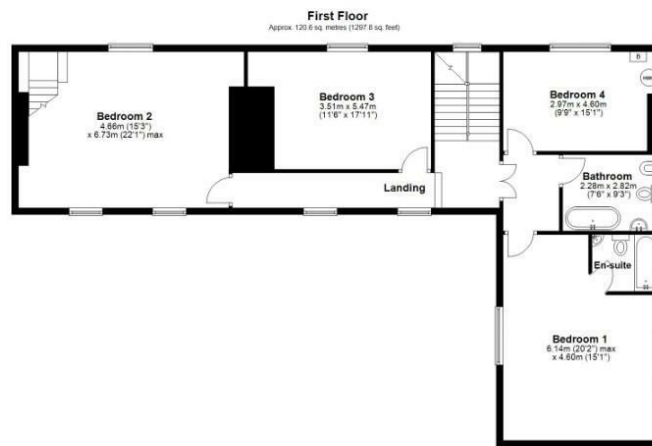
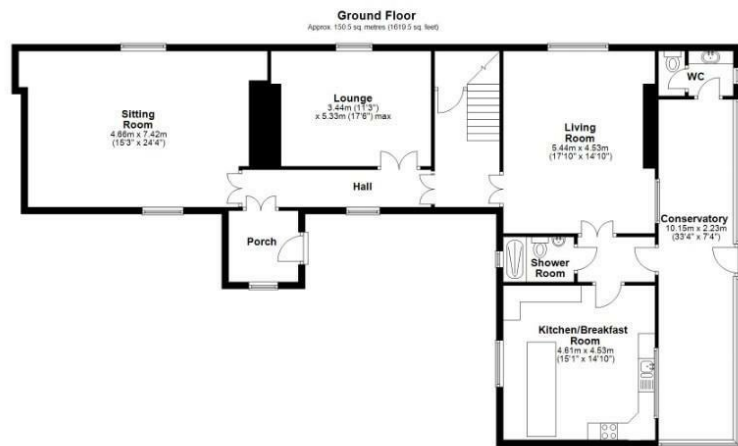
The conservatory enjoys tile flooring, a polycarbonate roof, uPVC double-glazed windows to all elevations and a uPVC double-glazed door providing access to the gardens.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a wash hand basin set within a vanity unit and a WC. The cloakroom further benefits from continuation of tiled flooring, tiled walls, a polycarbonate roof and an obscure uPVC double-glazed window to the rear elevation.



The first floor landing benefits from a combination of exposed wooden floorboards and laminate flooring, recessed ceiling spotlights, two uPVC double-glazed windows to the front elevation, a uPVC double-glazed window to rear elevation and a carpeted staircase leading to the second floor.

Bedroom one is a spacious double bedroom benefitting from wood effect laminate flooring, a feature exposed stone wall, exposed wooden beams and two uPVC double-glazed windows to the side elevations. The en-suite has been fitted with a 3-piece white suite comprising; a wood panelled bath, a corner wash hand basin and a WC. The en-suite further benefits from continuation of laminate wood flooring, tiled walls, a wall-mounted chrome towel radiator and a uPVC double-glazed window to the side elevation.



Total area: approx. 498.9 sq. metres (5369.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>80</b>

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.

Bedroom two is a spacious double bedroom enjoying exposed wooden floorboards, feature exposed stone walls, a central feature fireplace, a wooden staircase leading to the second floor and three uPVC double-glazed windows to the front and rear elevations.

Bedroom three is another double bedroom and benefits from exposed wooden floorboards, feature exposed stone walls, a feature central fireplace and a uPVC double-glazed window to the rear elevation.

Bedroom four is a further double bedroom benefitting from laminate wood flooring, a feature exposed stone wall, a wall-mounted 'Worcester' boiler, a hot water cylinder, a mezzanine level providing ample space for storage and a uPVC double-glazed window to the rear elevation.

The family bathroom has been fitted with a 4-piece white suite comprising; a freestanding oval bath, a floating wash hand basin, a WC and a bidet. The bathroom further benefits from wood effect laminate flooring, partially tiled walls, a wall-mounted chrome towel radiator and an obscure uPVC double-glazed window to the side elevation.

The second floor consists of two versatile rooms both with exposed wooden floorboards, separate staircase access, exposed wooden beams and double-glazed rooflights.

## Garden & Grounds

Hayes House is approached off the road onto a part tarmac/part gravel driveway providing off-road parking for several vehicles. Two wooden gates provide 'in and out' access. The substantial wrap around gardens of approximately 0.45 acres is predominantly laid to lawn with a variety of mature shrubs, borders and trees. The property further benefits from a number of outbuildings including two large catteries and a large, versatile barn/workshop.

## Additional Information

Main Gas, water and electric services connected.  
Cesspit for sewerage.  
Freehold.  
Council tax band 'G'.





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