

317 Woodlands, Hayes Point,
Sully, CF64 5QF

Watts & Morgan

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Sully CF64 5QF

£175,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A beautifully presented and spacious, two double bedroom top floor apartment enjoying partial sea views. Situated within an exclusive gated development in the popular village of Sully. Conveniently located to local Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, open plan kitchen/dining/living room, primary bedroom with walk-in wardrobe and en-suite, second double bedroom and a family bathroom. Externally the property benefits from two allocated parking spaces with additional visitor parking available, 45 acres of beautifully maintained communal gardens, 24-hour concierge service, swimming pool, sauna, gym and tennis courts.

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 a lift and stairs to each floor. Apartment 317 is located on the third (top) floor.

Entered via a solid wooden door into a spacious and welcoming hallway enjoying solid wood flooring, recessed ceiling spotlights, a wall mounted intercom system and a recessed storage cupboard housing the hot water cylinder.

The open plan kitchen/dining/living room is the focal point of the home and enjoys continuation of solid wood flooring, recessed ceiling spotlights, a central feature electric fireplace and four double glazed windows enjoying partial sea views. The kitchen has been fitted with a range of wall and base units with granite work surfaces. Integral appliances to remain include; a fridge/freezer, a 4-ring electric hob with an extractor fan over, an electric oven, a microwave, a dishwasher and a washing machine. The kitchen further benefits from matching granite upstands, partially tiled splashback, an extractor fan and recessed ceiling spotlights.

Bedroom one is a spacious double bedroom and benefits from carpeted flooring, recessed ceiling spotlights, a walk-in wardrobe and two double glazed windows. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, 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 cabinets, recessed ceiling spotlights, a chrome towel radiator and an extractor fan.

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

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, a range of wall mounted mirrored storage cabinets, an extractor fan, a wall mounted chrome towel radiator and two obscure double glazed windows.

Gardens & Grounds

317 Woodlands benefits from two allocated parking spaces with additional visitor parking available, 45 acres of communal gardens, a 24-hour concierge service, on-site leisure facilities including swimming pool, sauna, gym and tennis courts.

Additional Information

Electric and water mains connected.

Leasehold - 999 years from 2005 (approx. 978 years remaining).

We have been reliably informed that the service charge is £4,992pa.

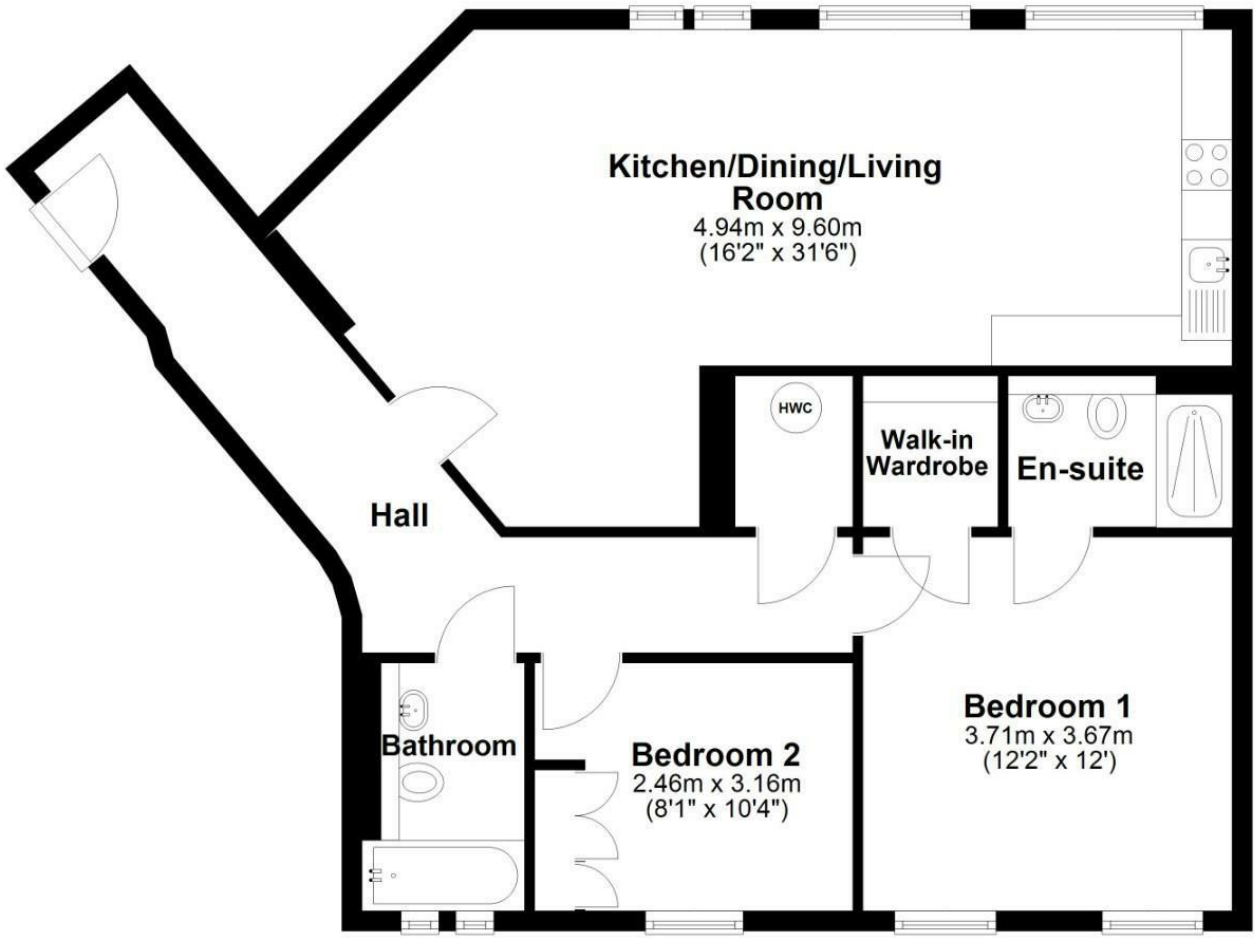
We have been reliably informed that the ground rent is £150pa.

Council tax band 'E'.

EPC rating 'D'.

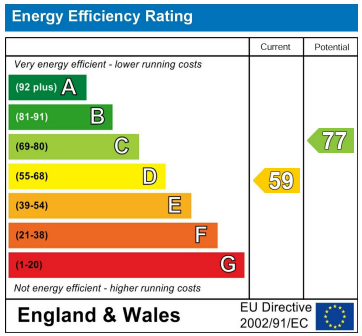
Third Floor

Approx. 81.9 sq. metres (881.2 sq. feet)



Total area: approx. 81.9 sq. metres (881.2 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.



Scan to view property

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