



312 Woodlands, Hayes Point  
Sully, CF64 5QF

Watts  
& Morgan



# 312 Woodlands, Hayes Point

Sully, CF64 5QF

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**£165,000 Leasehold**

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A spacious two double bedroom, third floor apartment located in an exclusive development. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. The accommodation briefly comprises; entrance hall, open plan kitchen/dining/living room, two spacious double bedrooms with fitted wardrobes one of which with an ensuite, family bathroom. Externally the property benefits from 45 acres of communal gardens, 24-hour concierge service, swimming pool, sauna, tennis courts and two allocated parking spaces with additional visitor parking available. Being sold with no onward chain. EPC rating 'TBC'.

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## Directions

Penarth Town Centre – 4.8 miles

Cardiff City Centre – 7.4 miles

M4 Motorway – 9.3 miles

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Your local office: Penarth

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## Summary of Accommodation

### Accommodation

Accessed from the front of the development with a lift and stairs to all floors. Apartment 312 is located on the third floor. Entered via a solid wooden door into a welcoming hallway enjoying solid wood flooring, recessed ceiling spotlights and a recessed storage cupboard housing the 'Santon' hot water cylinder.

The open plan kitchen/dining/living room is the focal point of the apartment and benefits from continuation of solid wood flooring, recessed ceiling spotlights and two aluminium double glazed windows to the rear elevation providing partial elevated sea views. The kitchen has been fitted with 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 dishwasher and a microwave. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from wood effect vinyl flooring, matching granite upstands, a bowl and a half stainless steel sink with a mixer tap over, recessed ceiling spotlights an extractor fan and an aluminium double glazed window to the rear elevation.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring, a range of fitted wardrobes, recessed ceiling spotlights and an aluminium double glazed window to the front elevation. The ensuite has been fitted with a 3-piece white suite comprising; a corner shower cubicle with a thermostatic shower over, a floating wash-hand basin and a WC. The ensuite further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights an extractor fan, a range of mirrored wall mounted storage cabinets and a wall mounted chrome towel radiator.

Bedroom two is another spacious double bedroom benefiting from carpeted flooring, recessed ceiling spotlights, a range of fitted wardrobes and an aluminium 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 mirrored wall mounted storage cabinets and a wall mounted chrome towel radiator.

### Gardens & Grounds

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

### Additional Information

Leasehold - 999 years from 2005 (approx. 980 years remaining). We have been reliably informed that the service charge is £4020 per annum. We have been reliably informed that the ground rent is £150 per annum. Council tax band 'E'.

### Third Floor

Approx. 76.1 sq. metres (818.9 sq. feet)



Total area: approx. 76.1 sq. metres (818.9 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	79
		EU Directive 2002/91/EC



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