



28 Courtlands, Hayes Road
Sully, CF64 5QG

Watts
& Morgan

28 Courtlands Hayes Road

Sully CF64 5QG

£175,950 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A spacious two 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; open plan living/dining room, kitchen, spacious double bedroom with ensuite, a second double bedroom and family bathroom. Externally the property benefits from a patio area and two allocated parking spaces. The development further benefits from beautifully maintained communal gardens set within approximately 45 acres, 24-hour concierge service, swimming pool, sauna, gym and tennis court. Being sold with no onward chain. EPC rating 'D'.

Directions

Penarth Town Centre – 4.8 miles

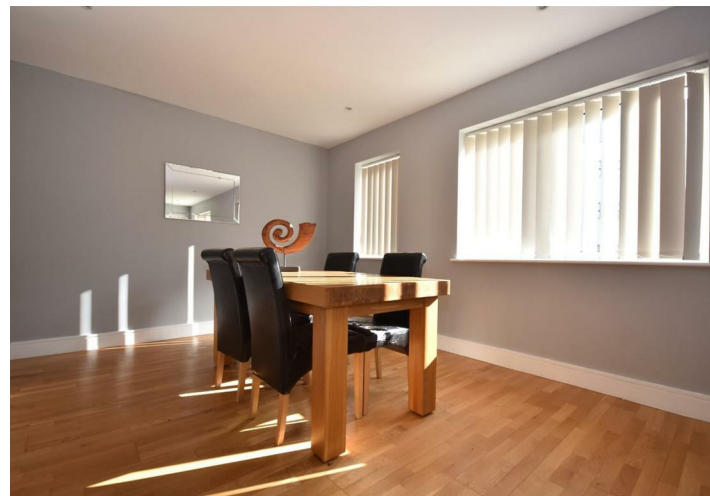
Cardiff City Centre – 7.4 miles

M4 (J33) Motorway – 9.3 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

ACCOMMODATION

Entered via a solid wooden door into a large open plan living/dining room enjoying solid wood flooring, recessed ceiling spotlights and four uPVC double glazed windows to the front/side elevations.

The kitchen has been fitted with a range of wall and base units with granite work surfaces. Integral 'Smeg' appliances to remain include; electric oven, 4-ring electric hob with an extractor fan over, microwave, fridge/freezer, dishwasher and an 'Indesit' washing machine. The kitchen further benefits from tiled flooring, matching granite upstands, bowl and a half stainless steel sink with mixer tap over and recessed ceiling spotlights. The central hallway benefits from solid wood flooring, recessed ceiling spotlights and a recessed storage cupboard housing the 'Santon' hot water cylinder.

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

Bedroom two is a double bedroom enjoying carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window to the front elevation.

The bathroom has been fitted with a 3-piece white suite comprising of a mirrored panelled bath with a thermostatic shower over, floating wash-hand basin and WC. The bathroom further benefits from tiled floor, tiled walls, a range of mirrored storage cabinets, recessed ceiling spotlights, extractor fan and a wall mounted chrome towel radiator.

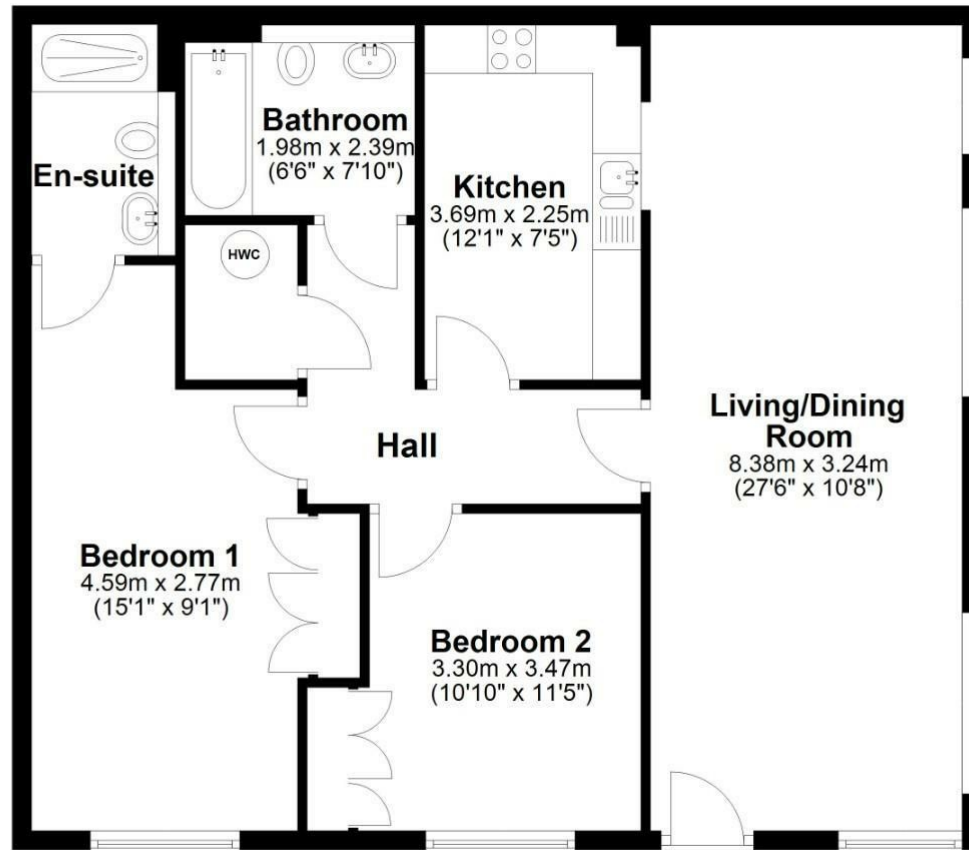


GARDENS & GROUNDS

Hayes point is set within approximately 45 acres of gardens and grounds adjacent to a private coastline. Apartment 28 Courtlands enjoys a patio area to the front of the property providing ample space for outdoor entertaining and dining. gardens, The property benefits from 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.

Ground Floor

Approx. 81.0 sq. metres (871.5 sq. feet)



Total area: approx. 81.0 sq. metres (871.5 sq. feet)

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

ADDITIONAL INFORMATION

Leasehold with 999 years from 2005 (981 years remaining)
Electric and water mains services connected.

Council tax band 'E'.

We have been reliably informed that the Service Charge is approximately £4007 per annum to include building insurance and water rates.

We have been reliably informed that the Ground Rent is approximately £250 per annum.

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		92
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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
[f](#) [i](#) [t](#)

**Watts
& Morgan**