



21 Courtlands, Hayes Point  
Sully, CF64 5QG

Watts  
& Morgan

# 21 Courtlands, Hayes Point

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**£199,950 Leasehold**

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A spacious, ground floor apartment located in the executive development of Hayes Point. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. The property benefits from 24-hour concierge service, swimming pool, sauna, gym and tennis courts. The accommodation briefly comprises; entrance hall, spacious open-plan kitchen/dining/living room, primary bedroom with fitted wardrobes and en-suite, second bedroom with fitted wardrobes, versatile study and a family bathroom. Externally the property benefits from a private patio area, communal gardens of approximately 45 acres and two allocated parking spaces with additional visitor parking available.



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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

Double wooden doors provide access into a light and airy welcome hall which benefits from solid oak flooring, a audio/visual intercom system, a recessed storage cupboard housing the hot water cylinder and recessed ceiling spotlights. Double glazed wooden doors lead into the spacious open-plan kitchen/dining/living room. The kitchen is fitted with a range of base and wall units with granite work surfaces. Integral appliances to remain include; a 'Smeg' 4-ring electric hob with an extractor fan over, an 'AEG' electric oven, a 'Smeg' dishwasher and a fridge/freezer. The kitchen further benefits from tiled flooring, recessed ceiling spotlights and a stainless steel bowl and a half sink.

The spacious living room enjoys solid oak flooring, a central feature electric fire, recessed ceiling spotlights and three double-glazed windows.

The primary bedroom enjoys continuation of solid oak flooring, recessed ceiling spotlights, a range of fitted wardrobes and a set of French doors providing access onto a private patio area. The en-suite has been fitted with a 3-piece white suite comprising; a large shower cubicle, a wash hand basin and a WC set within a vanity unit. The en-suite further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan, a wall-mounted chrome towel radiator and a wall-mounted storage unit.

Bedroom two is another generously sized bedroom enjoying laminate wood flooring, recessed ceiling spotlights, a range of fitted wardrobes and a set of French doors providing further access onto the patio.

The study is a versatile room benefitting from solid oak flooring, recessed ceiling spotlights and a range of fitted bookcases.

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

### Garden & Grounds

Apartment 21 Courtlands benefits from a spacious private patio area providing ample space for outdoor entertaining and dining.

Hayes Point benefits from spacious communal gardens of approximately 45 acres, a 24-hour concierge service and on-site leisure facilities including; a swimming pool, a sauna, a gym and tennis courts.

The property further benefits from two allocated parking spaces with additional visitor parking available.

### Additional Information

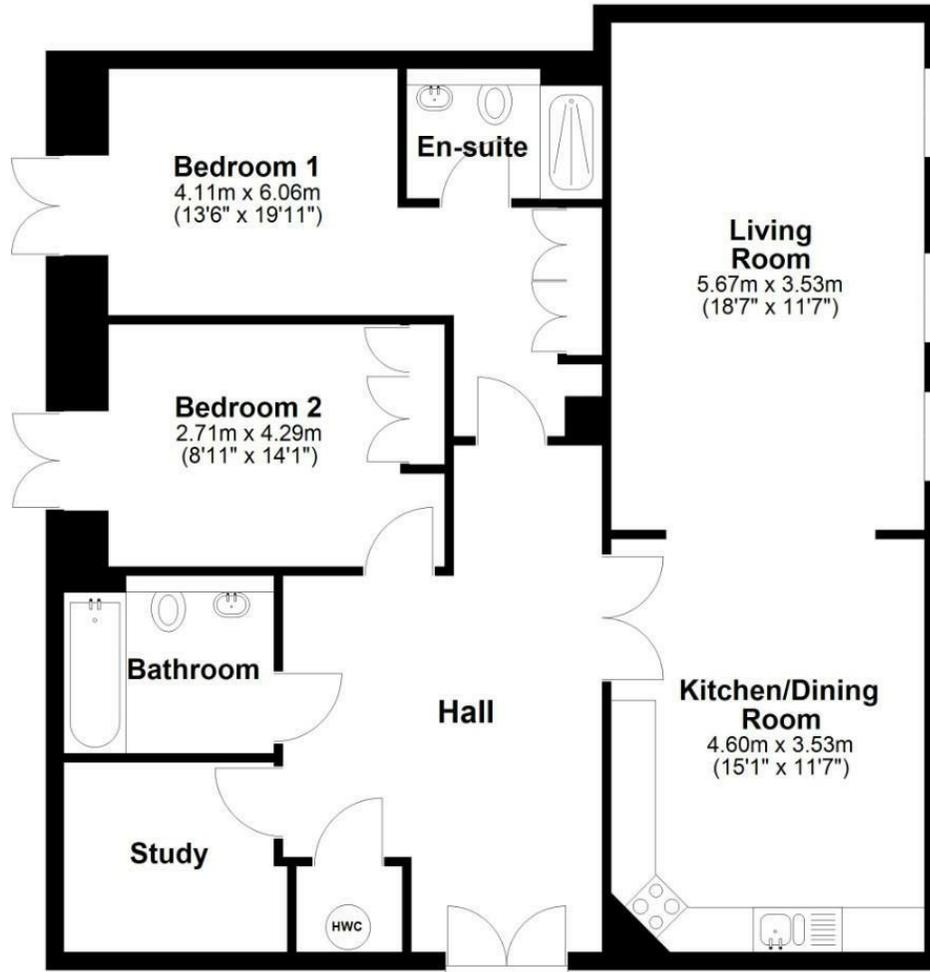
Leasehold. 999 years from 2005 (approx. 978 years remaining). We have been reliably informed that the Service Charge is approx. £....pa to including building insurance and water rates. We have been reliably informed that the Ground Rent is £150pa.

Council Tax band 'F'.  
EPC rating 'TBC'.



## Ground Floor

Approx. 97.5 sq. metres (1049.0 sq. feet)



Total area: approx. 97.5 sq. metres (1049.0 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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