



114 Woodlands, Hayes Point, Hayes Road  
Sully, CF64 5QE

Watts  
& Morgan



# 114 Woodlands, Hayes Point

Hayes Road  
Sully CF64 5QE

**£165,000 Leasehold**

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A beautifully presented, spacious two double bedroom first 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 a 24-hour concierge service, CCTV security coverage, on-site leisure facilities including a swimming pool, sauna, gym, boules pitch, tennis and pickleball courts, a community room with kitchen facilities and a direct private gated resident access to the beach and coastal path. Accommodation briefly comprises; entrance hall, spacious open-plan living/dining room, kitchen, a spacious primary bedroom with fitted wardrobes and en-suite, a second double bedroom with fitted wardrobes and a family bathroom. Externally the property enjoys two allocated parking spaces with additional visitor parking available. Being sold with no onward chain. EPC Rating; 'B'

## Directions

Penarth Town Centre – 4.8 miles

Cardiff City Centre – 7.4 miles

M4 Motorway – 9.3 miles

Your local office: Penarth

T: 02920 712266 (1)

E: [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)







## Summary of Accommodation

Entered directly via a outside solid wooden door with double glazed side window panels via wooden decked balcony offering space for patio chairs and table. The welcoming hallway which benefits from solid oak flooring, recessed ceiling spotlights, a 'Dimplex' electric heater and a recessed storage cupboard housing the hot water cylinder.

The superb open-plan living/dining room is the focal point of the apartment. The living room enjoys continuation of solid oak flooring, two aluminium double-glazed windows to the rear elevation enjoying partial sea views, recessed ceiling spotlights and wall-mounted electric 'Dimplex' heater.

The dining room enjoys continuation of solid oak flooring, aluminium double-glazed window to the rear elevation, recessed ceiling spotlights and a 'Dimplex' wall-mounted heater.

The kitchen has been fitted with a range of base and wall units with granite work surfaces. Integral appliances to remain include; a 'Bosch' 4-ring electric hob with a 'Smeg' stainless steel extractor hood over, a 'Smeg' electric oven, a 'Smeg' microwave', a 'Hisense' fridge/freezer and a 'Kenwood' dishwasher. Space and plumbing has been provided for freestanding white goods. The kitchen has been fitted with recessed ceiling spotlights, partially tiled splash-back, tiled floors and a bowl and a half stainless steel sink.

The primary bedroom is a spacious double bedroom which enjoys carpeted flooring, two sets of fitted wardrobes, recessed ceiling spotlights and two aluminium double-glazed windows to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; a large walk-in shower cubicle with a thermostatic shower over, a WC, a wash hand basin set within a vanity unit. The en-suite further benefits from a large mirrored storage cabinet, recessed ceiling spotlights, extractor fan, tiled flooring, partially tiled walls and a wall-mounted chrome towel radiator.

Bedroom two is another generously sized double bedroom enjoying carpeted flooring, recessed ceiling spotlights, fitted wardrobes and aluminium double-glazed windows to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a mirrored panelled bath with a thermostatic shower over, a wash hand basin and a WC set within a vanity unit. The bathroom also offers tiled flooring, partially tiled walls, recessed ceiling spotlights, extractor fan, a wall-mounted chrome towel radiator and a fitted mirrored cabinet.

## GARDEN & GROUNDS

114 Woodlands benefits from spacious communal gardens of approximately 45 acres, a 24-hour concierge service, CCTV security coverage, on-site leisure facilities including a swimming pool, sauna, gym, boules pitch, tennis and pickleball courts, a community room with kitchen facilities and a direct private gated resident access to the beach and coastal path. The property further benefits from two allocated parking spaces with additional visitor parking available.

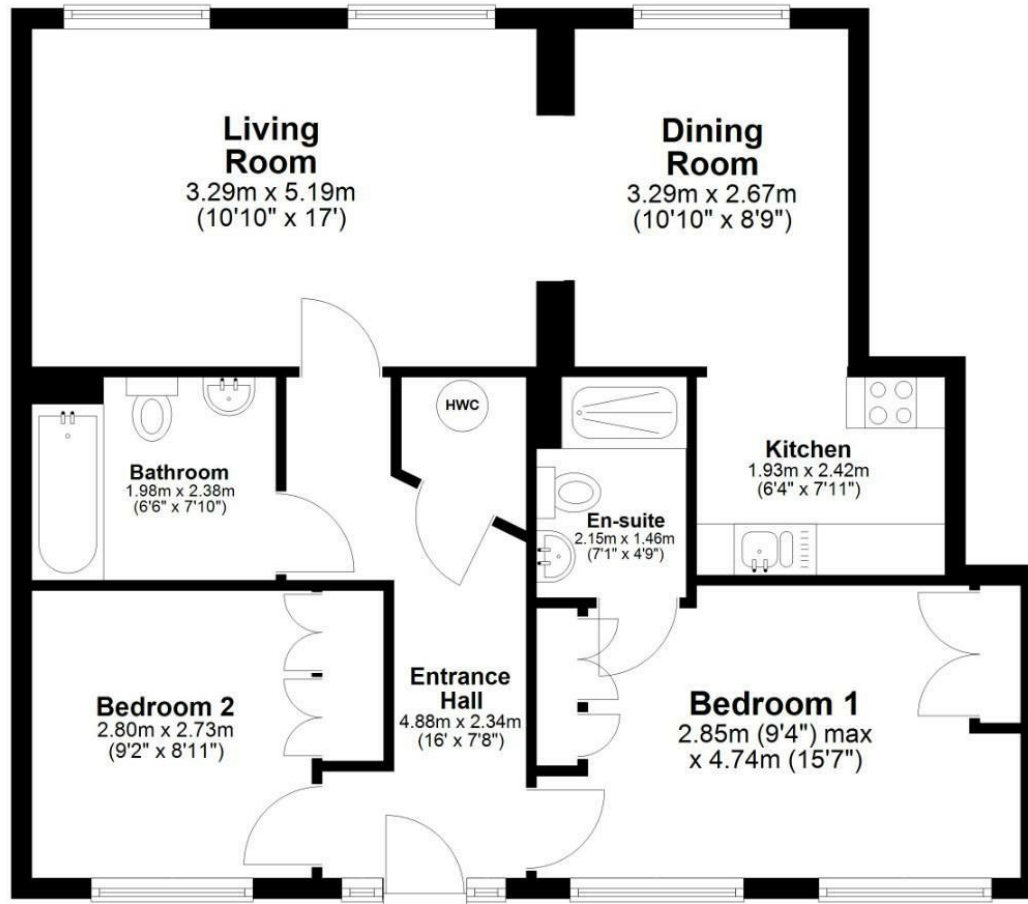
## ADDITIONAL INFORMATION

Leasehold. 999 years from 2005. Approximately 979 years remaining. We have been reliably informed that the Service Charge is approximately £4,664.36 which includes building insurance and water rates. We have been reliably informed that the Ground Rent is £150 per annum. The property is Grade II Listed. Council Tax is Band - 'E' EPC Rating; 'B'



## First Floor

Approx. 72.6 sq. metres (781.3 sq. feet)



Total area: approx. 72.6 sq. metres (781.3 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               |
| 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                             |         | EU Directive 2002/91/EC |

