



3 Woodlands, Hayes Road
Sully, CF64 5QE

Watts
& Morgan

3, Woodlands, Hayes Road

Sully CF64 5QE

£190,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A spacious two double bedroom ground floor apartment located in the exclusive development of Hayes Point. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, open-plan kitchen/living/dining room with sliding doors providing access to a private terrace, spacious primary bedroom with en-suite, second double bedroom and a family bathroom. Externally the property benefits from a private terrace and two allocated parking spaces with additional visitor parking available. The property further benefits from 45 acres of beautifully maintained communal gardens, 24-hour concierge service, swimming pool, sauna, gym and tennis courts. Being sold with no-onward chain. EPC Rating; 'C'.

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 stairs and a lift to all floors. Apartment 3 is located on the ground floor. Entered via a solid wooden door into a welcoming hallway enjoying solid wood flooring, recessed ceiling spotlights, a wall-mounted audio/visual door intercom system and a recessed storage cupboard housing the hot water cylinder. The open-plan kitchen/living/dining room is the focal point of the home and benefits from continuation of solid wood flooring, recessed ceiling spotlights and a set of large floor to ceiling double-glazed sliding doors providing access onto the terrace. 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, a microwave and a 'Hotpoint' washing machine. The kitchen further benefits from matching granite upstands, a bowl and a half stainless steel sink and an extractor fan. Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobes, recessed ceiling spotlights, a double-glazed window and a double-glazed door providing further access to the terrace. 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 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, an extractor fan and an obscure double-glazed window. Bedroom two is another spacious double bedroom and benefits from carpeted flooring, a range of fitted wardrobes, recessed ceiling spotlights, a double-glazed window and a door providing yet further access to the terrace. The 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, a range of wall-mounted mirrored storage cabinets, recessed ceiling spotlights, an extractor fan and a wall mounted chrome towel radiator.

Gardens & Grounds

3 Woodlands benefits from a private patio area accessed from both living and bedroom accommodation providing ample space for outdoor entertaining and dining. The property further benefits from two allocated parking spaces with additional visitor parking available, 45 acres of communal gardens, a 24-hour concierge service and on-site leisure facilities including a swimming pool, a sauna, a gym and tennis courts.

Additional Information

Leasehold - 999 years from 2005 (approximately 979 years remaining).

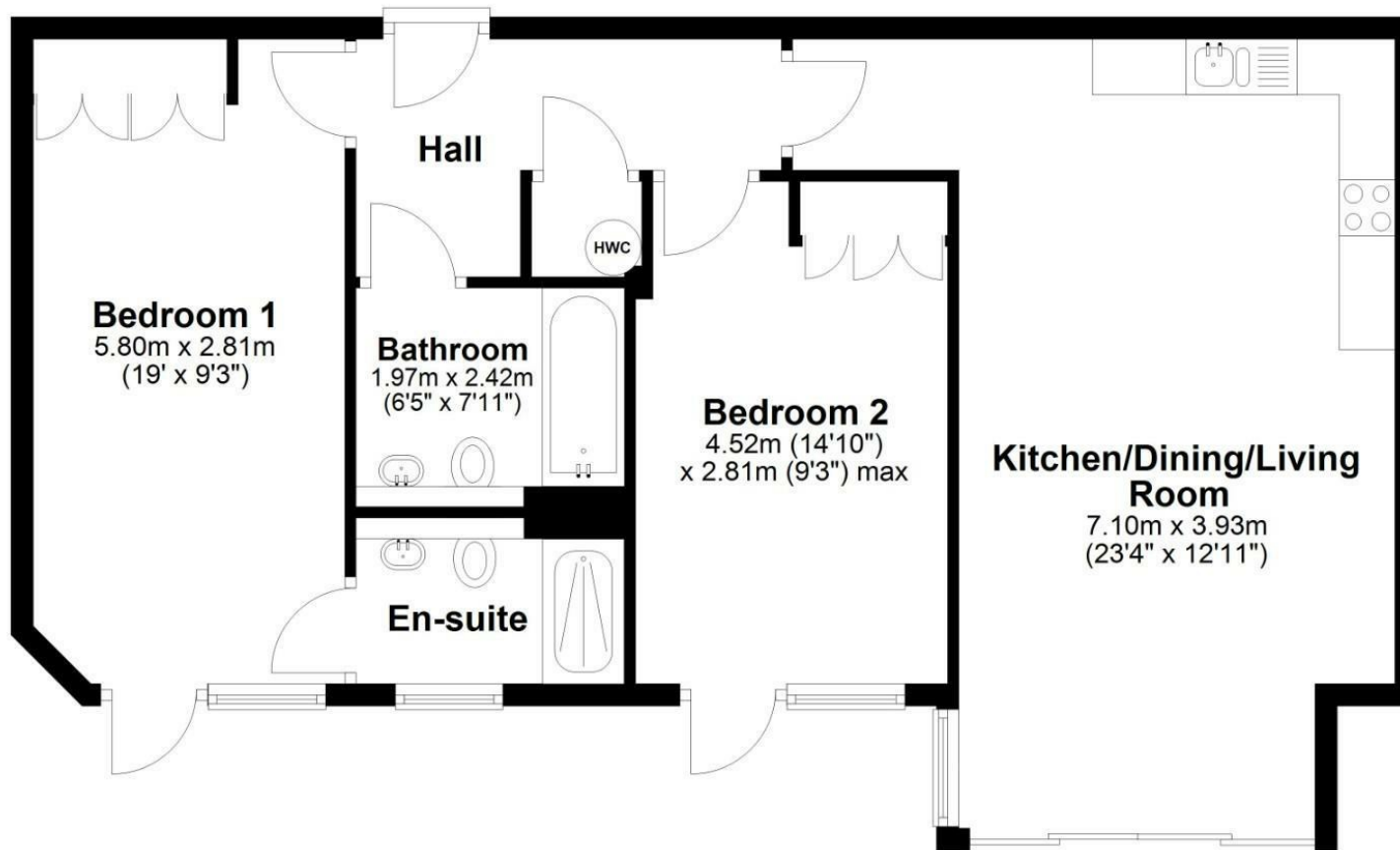
We have been reliably informed that the Service Charge is approximately £3,800pa to include buildings insurance and water rates.

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

Council tax band E.

Ground Floor

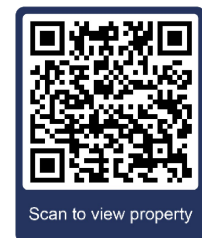
Approx. 75.2 sq. metres (809.5 sq. feet)



Total area: approx. 75.2 sq. metres (809.5 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 part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		75
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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