

115 Woodlands, Hayes Point

Sully, CF64 5QE

Watts & Morgan

115 Woodlands Hayes Point

Sully CF64 5QE

£99,950 Leasehold

1 Bedroom | 1 Bathroom | 1 Reception Room

A one bedroom, first floor apartment situated in an exclusive development. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 motorway. The apartment benefits from a 24-hour concierge service, gym, swimming pool, sauna and tennis courts. Accommodation briefly comprises; entrance hall, open-plan kitchen/living/dining room, bedroom and a family bathroom. Externally the property benefits from two allocated parking spaces with additional parking available and beautifully maintained communal gardens set within approximately 45 acres. 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

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk













Summary of Accommodation

Accommodation

Entered via a solid wooden with double glazed side panels into a welcoming hallway benefiting from solid wood flooring, recessed ceiling spotlights and a recessed storage cupboard housing the 'Heatrae' hot water cylinder.

The open plan kitchen/dining/living room benefits from continuation of solid wood flooring, recessed ceiling spotlights and two double glazed windows. 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, a microwave, an electric oven, a 4-ring electric hob with an extractor fan over, a dishwasher and a 'Baumatic' washing machine. The kitchen further benefits from matching granite upstands, an extractor fan, recessed ceiling spotlights and a bowl and a half stainless steel sink with a mixer tap over.

The bedroom is a double bedroom benefiting from carpeted flooring, recessed ceiling spotlights, a large recessed walk-in wardrobe and a double glazed window.

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, 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

115 Woodlands benefits from beautifully landscaped and communal gardens of approx. 45 acres, a 24 hour concierge service, 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. 979 left).

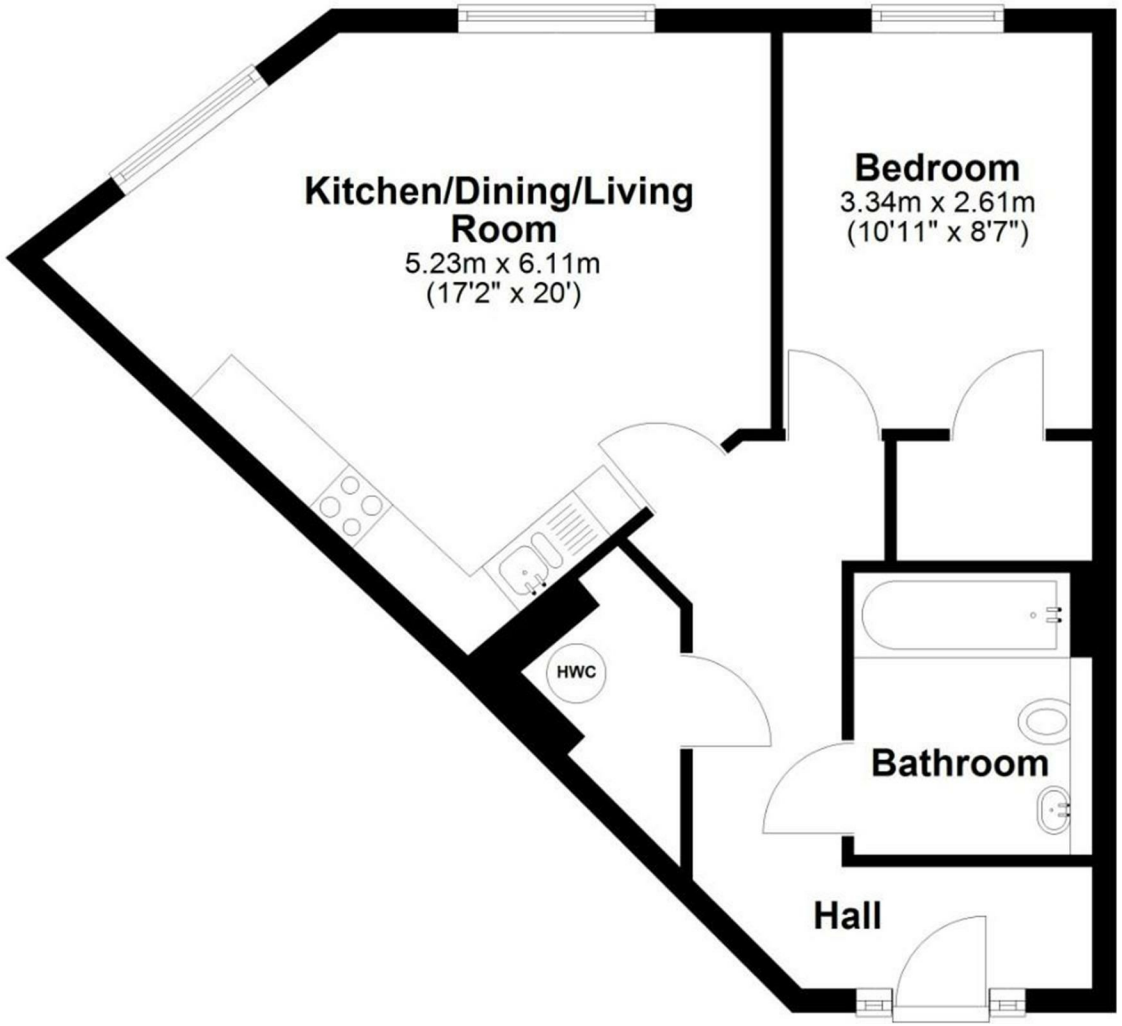
We have been reliably informed the service charge is £3,554pa to include buildings insurance and water rates.

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

Council tax band 'E'.

First Floor

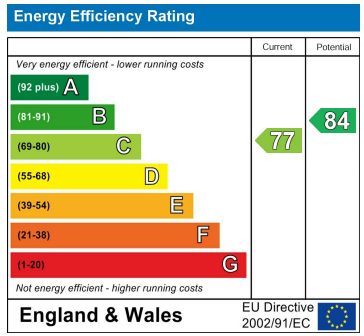
Approx. 48.9 sq. metres (526.6 sq. feet)



Total area: approx. 48.9 sq. metres (526.6 sq. feet)

Anti-Money Laundering (AML)

Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.



Scan to view property

These particulars are prepared for guidance purposes only and do not constitute, or form any part of an offer or contract. Whilst every effort has been made to ensure the information provided is accurate, the details have been supplied by the seller and should not be relied upon as statements or representations of fact. Neither Watts & Morgan Estate Agents, its employees, nor the seller or landlord makes or gives any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of all details through their own inspections, enquiries and, where appropriate, independent professional advice. All measurements/floorplans and distances are approximate. Services and appliances have not been tested. Photographs, computer-generated images (CGIs) and enhanced images are provided for illustrative purposes only.

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

Watts & Morgan