

325 Woodlands, Hayes Point

Sully, CF64 5QF

Watts & Morgan

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£179,950 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A beautifully presented, two bedroom top floor apartment located in an exclusive development and enjoying elevated water views. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, spacious open plan kitchen/dining/living room, spacious primary bedroom with en-suite and access to a private balcony, second double bedroom and a family bathroom. Externally the property benefits from two allocated parking spaces with additional visitor parking available, 45 acres of beautifully maintained communal gardens, 24-hour concierge service, swimming pool, sauna, gym and tennis courts. Being sold with no onward chain.

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 325 is located on the 3rd (top) floor.

Entered via a solid wooden door into a large welcoming hallway benefiting from solid wood flooring, recessed ceiling spotlights and a storage cupboard housing the hot water cylinder.

The open plan kitchen/dining/living room is the focal point of the home and enjoys solid wood flooring, recessed ceiling spotlights, a feature electric fireplace, a double glazed window to the side elevation and a set of double glazed sliding doors with a Juliette balcony providing elevated views over the on-site cricket pitch and the Bristol Channel. The kitchen has been fitted with a range of wall and base units with granite work surfaces. Integral 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 freestanding washing machine. The kitchen further benefits from matching granite upstands, a stainless steel bowl and a half sink with a mixer tap over, an extractor fan, recessed ceiling spotlights and a double glazed window.

Bedroom one is a spacious double bedroom and benefits from carpeted flooring, a range of fitted wardrobes, recessed ceiling spotlights and a double glazed door providing access to a private balcony and further elevated water views. The en-suite has been fitted with a 3-piece white suite comprising; a 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 storage cabinets, recessed ceiling spotlights, an extractor fan and a wall mounted chrome towel radiator.

Bedroom two is a further double bedroom and enjoys carpeted flooring, a range of fitted wardrobes, recessed ceiling spotlights and a double glazed window.

The family 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 storage units, recessed ceiling spotlights, an extractor fan and a wall mounted chrome towel radiator.

Gardens & Grounds

Apartment 325 Woodlands benefits from a private balcony with a glass balustrade and elevated water views.

The property further benefits from two allocated parking spaces with additional visitor parking available and on-site facilities to include; approx. 45 acres of communal gardens, a 24-hour concierge service, a swimming pool, a sauna, a gym and tennis courts.

Additional Information

Water and electric mains connected.

Leasehold – 999 years from 2005 (approx. 978 years remaining).

We have been reliably informed that the service charge is approx. £4,837pa

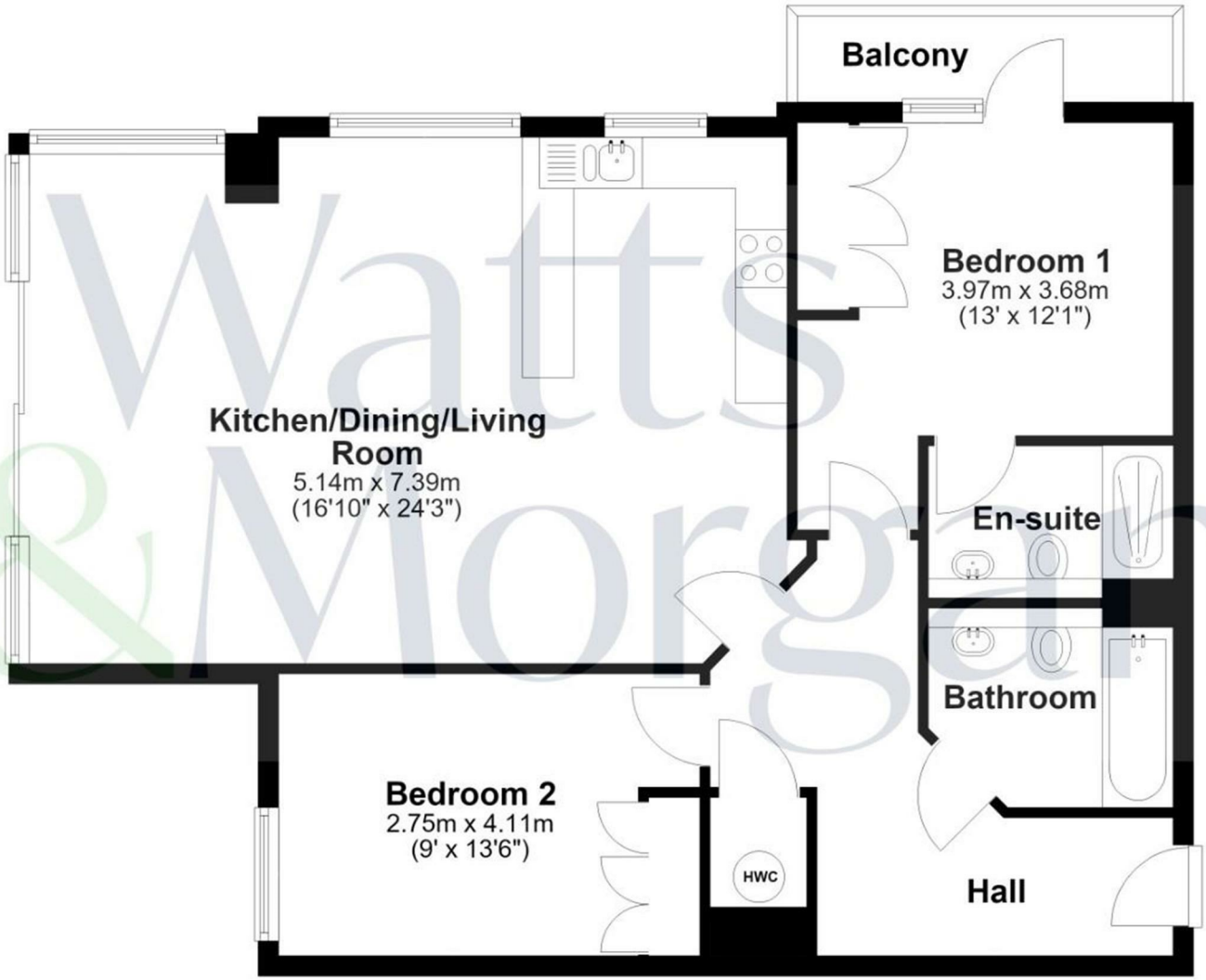
We have been reliably informed that the ground rent is £150pa.

Council tax band 'E'.

EPC rating 'D'.

Third Floor

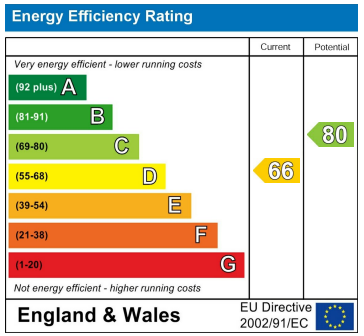
Approx. 82.4 sq. metres (887.0 sq. feet)
(excluding Balcony)



Total area: approx. 82.4 sq. metres (887.0 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.



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