



8 Woodlands Hayes Road

Sully, Penarth CF64 5QE

£1,200 Per Calendar Month

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A well presented, two double bedroom ground floor apartment situated within an exclusive development. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 motorway. The apartment benefits from a 24hr concierge service, swimming pool, sauna, gym, tennis courts, boules piste and a private gate providing direct access onto the beach/coastal path. Accommodation briefly comprises; entrance hall, open plan kitchen/dining/living room, a principal bedroom with an en-suite shower room, a second double bedroom and a bathroom. Externally the property benefits from a private terrace and one allocated parking space with plenty of additional visitor parking available.

ACCOMMODATION

Entered via a solid wooden door 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 is the heart of the home and enjoys continuation of solid wood flooring, recessed ceiling spotlights, two double glazed windows to the rear elevation and a set of double glazed French doors providing access onto a private terrace. The kitchen showcases a range of wall and base units with granite work surfaces. Integral appliances to remain include; a 'Beko' fridge/freezer, a 'Smeg' electric oven with an 'Ignis' 4-ring electric hob with an extractor fan over, a 'Smeg' microwave, a 'Baumatic' washing machine and a 'Smeg' dishwasher. The kitchen further benefits from continuation of solid wood flooring, partially tiled splashback, a bowl and a half stainless steel sink with a mixer tap over and an extractor fan.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring, recessed ceiling spotlights, a range of fitted wardrobes and two double glazed windows to the front elevation. 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 mirrored storage units, recessed ceiling spotlights, a wall mounted chrome towel radiator and an extractor fan.

Bedroom two is another double bedroom and enjoys carpeted flooring, recessed ceiling spotlights, a range of fitted wardrobes and a double glazed window to the front elevation. The family bathroom has been fitted with a 3-piece 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 units, recessed ceiling spotlights, a wall mounted chrome towel radiator and an extractor fan.

GARDENS AND GROUNDS

8 Woodlands benefits from a private patio area accessed from the living 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 and woodland, a 24-hour concierge service and on-site leisure facilities including; swimming pool, sauna, gym, boules piste and tennis courts.

ADDITIONAL INFORMATION

Leasehold with 999 years from 2005 (approx. 979 years remaining).

We have been reliably informed that the service charge is approx. £4142pa to include upkeep of the extensive communal areas/facilities, buildings insurance and water rates.

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

Council tax band 'E'.

