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CARDIFF

VALE

CAERPHILLY

BRISTOL

Hayes Point, Hayes Road

SULLY



A popular gated development with concierge, leisure facilities and 2 allocated parking spaces.

Comments by Mr Jeff Hopkins



Property Specialist
Mr Jeff Hopkins
Valuer

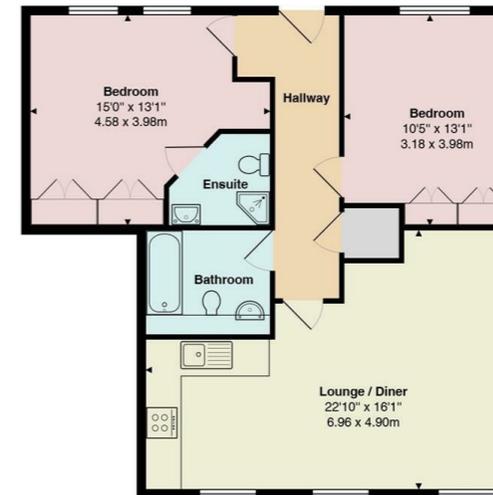
jeff@jeffreygross.co.uk



Comments by the Homeowner



The Woodlands



Total Area: 762 ft² ... 70.8 m²

All measurements are approximate and for display purposes only



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	

Hallway

Entered via private access, storage cupboard, engineered wood flooring and doors to the two bedrooms, lounge diner and family bathroom.

Lounge/Diner 22'10" max x 16'0" (6.96m max x 4.90m)

Engineered wood flooring continued from hallway, three double glazed windows to the South elevation, space for lounge and dining and open plan with kitchen.

Kitchen

A range of modern wall, base and drawer units to include fridge freezer, electric oven and hob, chimney extractor fan, washing machine, microwave oven and dishwasher.

Bedroom One 15'0" x 13'0" (4.58m x 3.98m)

Master bedroom with double glazed windows to the front elevation, fitted wardrobes, engineered wood flooring and en-suite shower room.

Ensuite

Shower cubicle, close coupled WC, wash hand basin and stylish wall and floor tiling.

Bedroom 13'0" x 10'5" (3.98m x 3.18m)

Double bedroom with engineered wood flooring, double glazed windows and fitted wardrobes.

Family Bathroom

Stylish wall and floor tiling, bath with overhead shower, close couple WC, wash hand basin and wall mounted bathroom cabinet.

Lease/Service Charge Information

The lease remaining is 975 years with a ground rent of £150 and the service charge is £4,483 per annum which includes maintenance of the common areas, swimming pool and gymnasium.

Outside

Two allocated parking spaces plus visitors parking.



Hayes Point, Hayes

Sully, Penarth, CF64 5QE

£165,000



2 Bedroom(s)



2 Bathroom(s)



sq ft



Contact our
Pontcanna Branch

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A well presented first floor apartment set in this popular development of Hayes Point, Sully. This lovely development offers direct access to the beach, gated entry, on site concierge and a wealth of leisure activities to include Gym, Sauna, Swimming Pool and Tennis Courts. The apartment comprises entrance hall, two double bedrooms, large lounge/diner, kitchen with integrated appliances, bathroom with shower and en-suite to master bedroom. Also offered with the apartment is a decked area to the front with views over the woodlands, and the lounge has views onto the communal gardens. Parking for 2 cars plus visitors parking.



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