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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



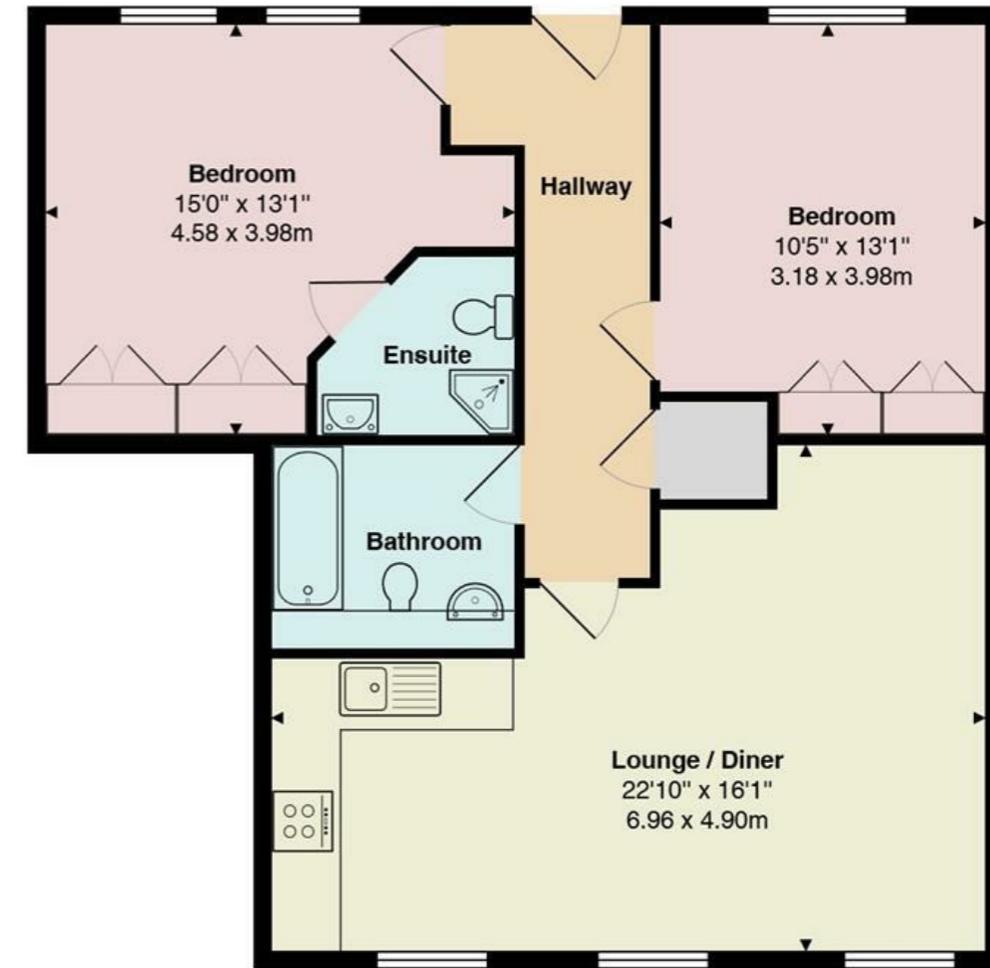
**Property Specialist**

**Mr Jeff Hopkins**

Valuer

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## The Woodlands



Total Area: 762 ft<sup>2</sup> ... 70.8 m<sup>2</sup>

All measurements are approximate and for display purposes only

Comments by the Homeowner



# Hayes Point, Hayes

Sully, Penarth, CF64 5QE

£165,000



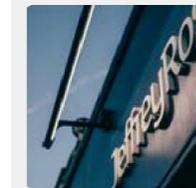
2 Bedroom(s)



2 Bathroom(s)



sq ft



Contact our  
**Penarth Branch**

02920415161



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.



#### 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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

