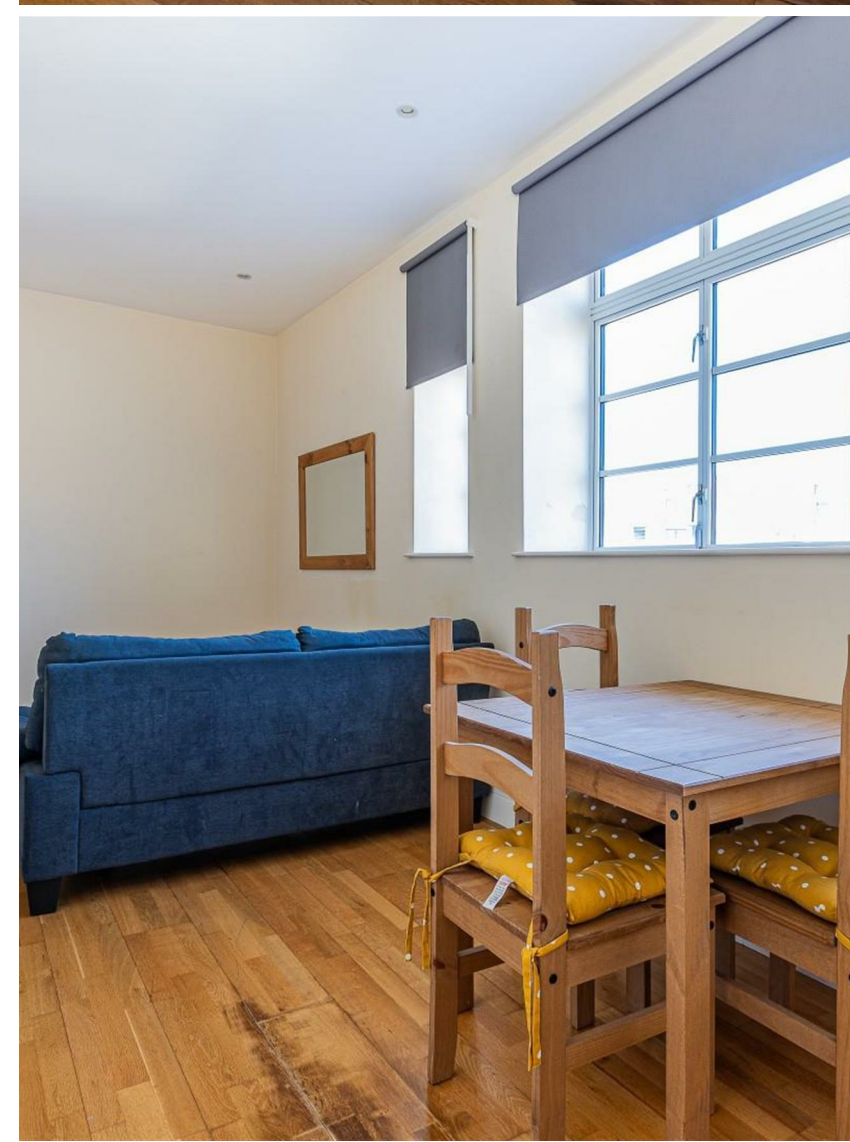


CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



HAYES ROAD  
SULLY





## HAYES ROAD

SULLY, CF64 5QG - £850

 1 Bedroom(s)  1 Bathroom(s)  sq ft

Hayes Point is located on the coast set in 45 acres of landscaped grounds. This one bedroom 1st floor apartment. Internally, the property comprises of an open plan lounge/dining/kitchen with integrated washer/dryer, dishwasher and fridge freezer, bathroom with shower and double bedroom with fitted wardrobes. The is use of a shared spacious balcony and extensive grounds which have tennis courts and a cricket pitch. The property further benefits from an allocated parking space, concierge services and use of on site pool and gym.

Council Tax Band D  
EPC Rating D

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



### PROPERTY SPECIALIST

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Lettings Negotiator





 Hayes Road, Sully, Penarth



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