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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



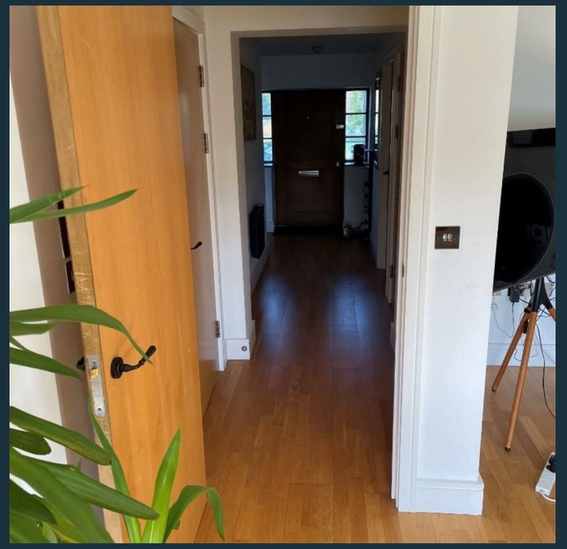
Property Specialist

Mr Jeff Hopkins

Valuer

jeff@jeffreyross.co.uk

Comments by the Homeowner



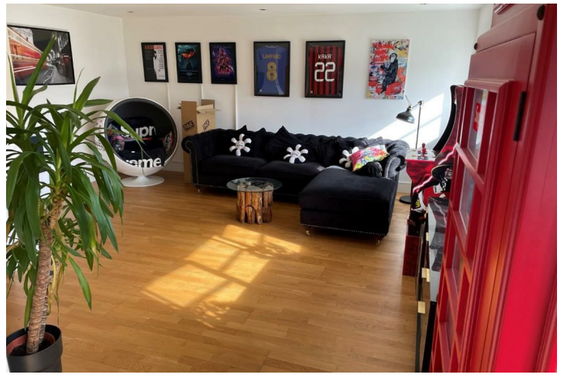
The Woodlands



Total Area: 762 ft² ... 70.8 m²

All measurements are approximate and for display purposes only





Hayes Point, Hayes

Sully, Penarth, CF64 5QE

£165,000

2 Bedroom(s) | 2 Bathroom(s) | 630.00 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 fro 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.
Council Band - Band E £2,691.47 (2026-2027)

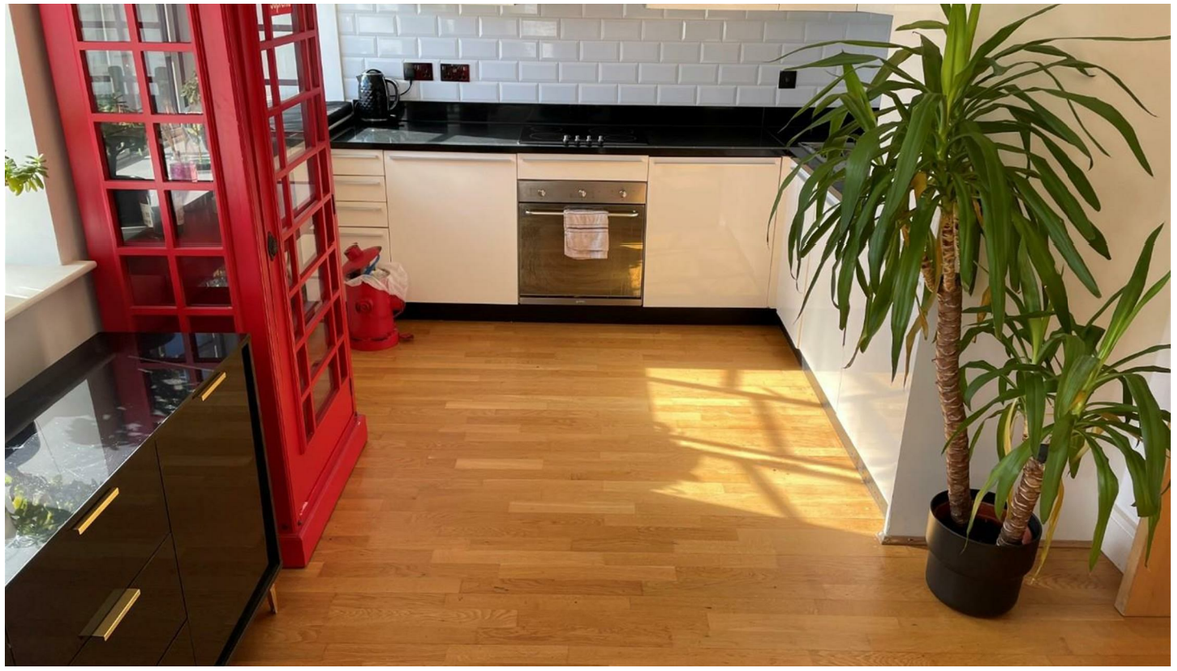
Outside

Two allocated parking spaces plus visitors parking.

Council Tax

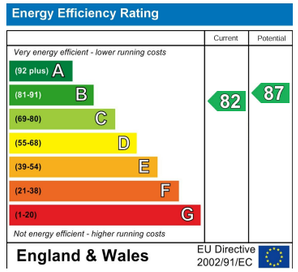
Band E


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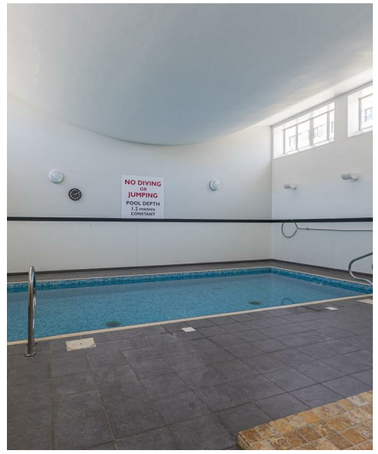







Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
82
87
England & Wales
EU Directive 2002/91/EC




NO DIVING
JUMPING
POOL DEPTH