

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



HAYES ROAD
SULLY



ENTRANCE HALL

Enter via a solid oak door with side glazed panels into a spacious and welcoming entrance hall, allowing access to all rooms, generous cloaks/airing cupboard with light housing the hot water cylinder

LOUNGE & KITCHEN

5.82m max x 5.03m max (19'1" max x 16'6" max)

Contemporary open plan living at its finest combining the living space with kitchen & dining, oak flooring throughout, 2 windows to rear, TV point, telephone point.

Kitchen fitted with a good range of contemporary white Hi Gloss wall and base units with solid granite worktop and inset stainless steel sink & drainer with mixer tap and tiled splash backs, built in oven, hob & cooker hood, integrated dishwasher, washer/drier and fridge/freezer plus built in micro wave oven.

BEDROOM

3.30m x 2.59m (10'10" x 8'6")

Double bedroom, window to rear, TV point, telephone point, deep walk in closet with light.

BATHROOM

Fitted with a three piece modern white suite comprising a deep paneled bath - shower over, wall mounted wash hand basin and close coupled WC with concealed cistern, tiled surround, heated chrome towel rail, extractor fan, wall mounted mirrored cabinet, shaver point, ceramic tiled flooring.

GROUNDS

Set in about 35 acres of grounds adjacent to a private coastline, boasting spectacular views, in perfect harmony with nature become enchanted by the four seasons and stunning sunsets, with tennis courts and cricket pitch within the grounds. Its so easy to become captivated with the abundance of wildlife set in rural seclusion & security. 2 allocated parking spaces. Electric barrier on entry to the grounds, plus numerous visitor spaces available.

INFORMATION

There is a 999 year lease from 1st January 2006. The ground rent is £150.00 per annum (payable in 2 installments of £75.00).

We believe there is a service charge of £1,777.00 for the 6 month period which includes water rates and buildings insurance.

Council Banding - Band E £2,528.36 (2025-2026)





HAYES ROAD

SULLY, CF64 5QE - £99,000



1 Bedroom(s)



1 Bathroom(s)



486.00 sq ft

For sale with no on-going chain and immediate occupation.

First floor lifestyle apartment in excellent order. Recently re-decorated throughout with a modern crisp white finish.

Hayes Point set in 35 Acres of grounds with barrier entry and allocated parking plus visitor parking. On site facilities include 24 hour concierge, lift, cricket ground plus tennis courts and access onto the beach with excellent walks along the Heritage coastline. Also there is a fitness suite with indoor swimming pool including sauna plus fully equipped gymnasium.

Briefly comprising own entrance into a spacious hall, lounge with kitchen & dining space - fully integrated plus solid granite worktops, double bedroom with deep walk in closet and a stylishly appointed bathroom - shower.

Double glazed plus electric heating.

Viewing highly recommended.



PROPERTY SPECIALIST

Mr Paul Davies

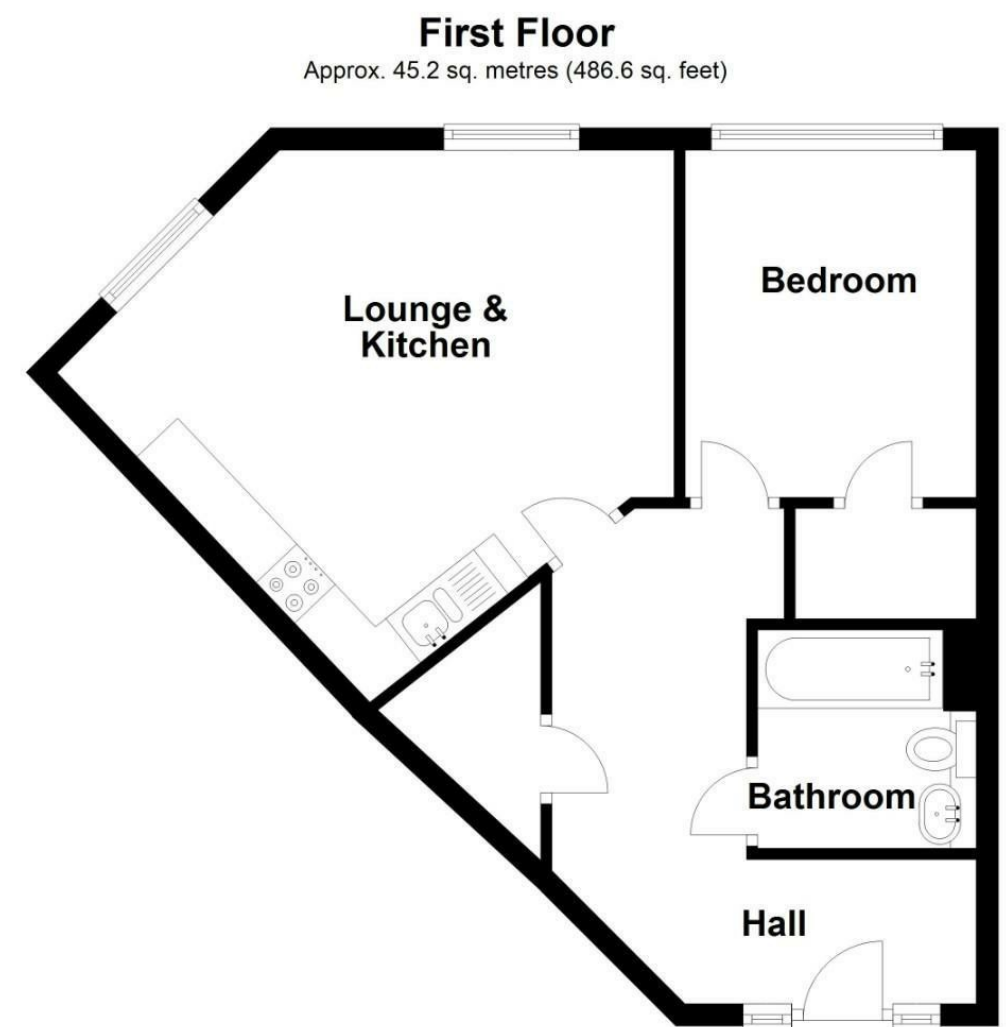
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Negotiator





Hayes Road, Sully, Penarth



Total area: approx. 45.2 sq. metres (486.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	77	
(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	