

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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WOODLANDS  
HAYES POINT

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HAYES POINT, CF64 5QE - £99,000

Offered for sale with no ongoing chain - first floor lifestyle apartment. Set in 35 acres of grounds with access onto the beach & Heritage coastline. On site facilities include remote control electric barrier on entry, 24 hour concierge, fitness suite with fully equipped gymnasium and swimming pool with sauna, cricket grounds and tennis courts. With lift and staircase allowing access. Briefly the apartment comprises an entrance hall, lounge open plan to a kitchen with dining area and complimented with solid granite worktop plus integrated appliances to include fridge, freezer, dishwasher, washing machine plus built in oven, hob & cooker hood, 1 double bedroom - built in triple wardrobes and stylishly appointed bathroom - shower. Complimented with upvc double glazing and electric heating and oak flooring. Benefitting from 2 allocated parking spaces plus visitor parking. Viewing highly recommended. SERVICE CHARGE PAID UP UNTIL 1st JANUARY 2026

1 bedroom(s) 1 bathroom(s) 475.03 sq ft

**ENTRANCE HALL**  
Enter via own front door into private hall, oak flooring, generous airing/cloaks cupboard housing the hot water tank.

**LOUNGE & KITCHEN**  
4.90 max x 4.95 max (16'1" max x 16'3" max)  
Superb open plan room combining the lounge with dining area and kitchen, solid oak flooring throughout.

**LOUNGE AREA**  
Window to rear, TV point, telephone point, open to a dining area through to the kitchen.

**KITCHEN AREA**  
Fitted with a matching range of contemporary white 'Hi Gloss' base and eye level units with under lighting and solid granite worktops incorporating a 1 & half bowl stainless steel sink unit with mixer tap, integrated appliances include a fridge, freezer, dishwasher, washing machine, built-in fan assisted oven, four ring ceramic hob with a cooker hood over, window to rear, room for table & chairs.

**BEDROOM**  
3.73 x 2.64 (12'3" x 8'8")  
Double bedroom, window to front, built in floor to ceiling triple wardrobes, TV point, telephone point.

**BATHROOM**  
Fitted with a three piece modern white suite comprising a deep panelled bath, 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.

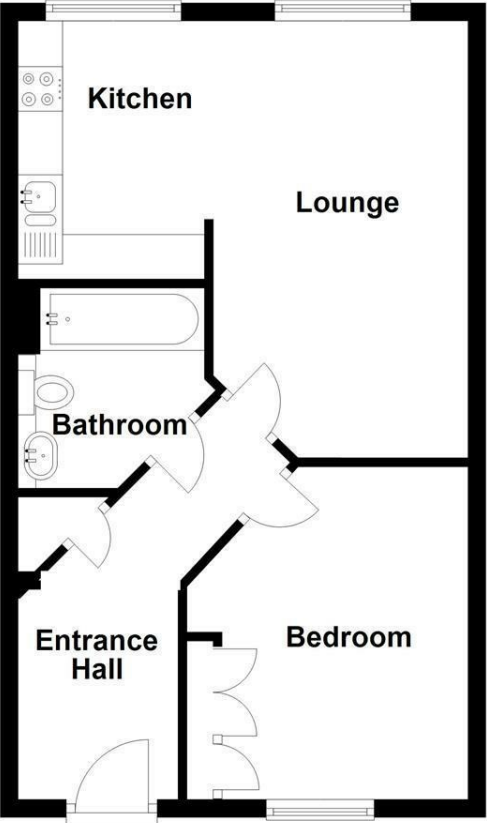
**GROUNDS**  
Set in about 35 acres of grounds adjacent to a private coastline, boasting spectacular views, in perfect harmony with nature .... become enchanted by the four seasons and stunning sunsets from the glass balcony. Its so easy to become captivated with the abundance of wildlife set in rural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

**INFORMATION**  
With a 999 year lease from 1st January 2006. Service charge currently £3,000 per annum (including water rates) Council Band D - £2,068.66 (2025-2026)  
SERVICE CHARGE IS PAID UP UNTIL 1st JANUARY 2026



| Energy Efficiency Rating                    |                                             |                                                                                                             |
|---------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current                                     | Potential                                                                                                   |
| Very energy efficient - lower running costs |                                             |                                                                                                             |
| (92 plus) A                                 | 71                                          | 85                                                                                                          |
| (81-91) B                                   |                                             |                                                                                                             |
| (69-80) C                                   |                                             |                                                                                                             |
| (55-68) D                                   |                                             |                                                                                                             |
| (39-54) E                                   |                                             |                                                                                                             |
| (21-38) F                                   | Not energy efficient - higher running costs |                                                                                                             |
| (1-20) G                                    |                                             |                                                                                                             |
| England & Wales                             |                                             | EU Directive 2002/91/EC  |

First Floor  
Approx. 44.2 sq. metres (475.3 sq. feet)



Total area: approx. 44.2 sq. metres (475.3 sq. feet)