

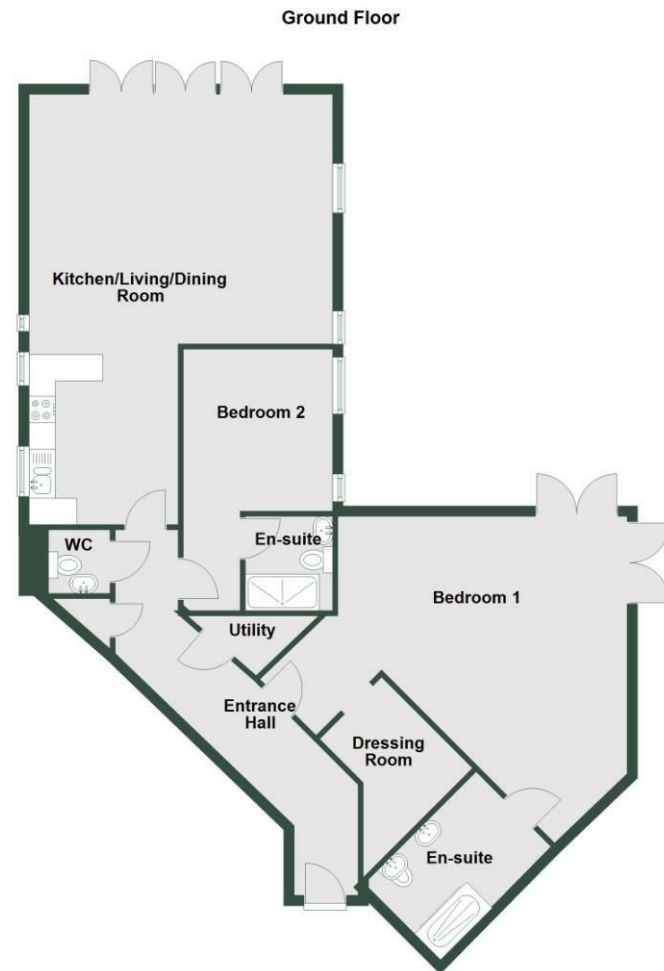


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE



Total area: approx. 109.0 sq. metres (1173.7 sq. feet)
7 Headlands

7 Headlands, Hayes Point Hayes Road

Sully CF64 5QH

£295,000

One of only two apartments of this design and a fantastic two double bedroom ground floor apartment with an amazing aspect looking out across mature grounds and Bristol Channel. The property has elegant high ceilings and beautiful double glazed crittal windows and doors. Comprises central hallway with utility cupboard and storage, wc, large open plan living/dining/kitchen with panoramic views across the grounds out towards the Channel, two double bedrooms, large en-suite bathroom with shower to main bedroom and en-suite shower room to second bedroom. Two car parking spaces, communal grounds, use of the tennis courts, sauna, gymnasium and swimming pool, 24hour concierge. Leasehold.

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			
England & Wales		EU Directive 2002/91/EC	



Front door to hallway.

Hallway

A generous hallway with solid oak flooring and skirting, veneer doors to all rooms, radiator, modern downlighting, large cupboard housing the hot water tank with shelving, active ventaxir air extraction, plumbing for washing machine, access to fuse box and controls for heating, BT connections,

W.C.

Wash hand basin and back to the wall wc, both in white with contemporary chrome fittings. Attractive tiling, mirror cabinet, downlighting, extractor.

Open Plan Living/Dining/Kitchen

19'1" x 29'2" (5.82m x 8.90m)

A delightful and generous living space which is open plan to the kitchen. Double glazed crittal windows which are full height at the rear with panoramic views of the Channel and grounds from the main living area. Solid oak flooring, electric wall heaters, high ceiling, the natural light is exceptional. The kitchen is white with brushed aluminium door trim, granite worktops, built under sink with half bowl and cutaway drainer, lever mixer tap. Integrated Smeg oven and hob, matching extractor, built-in dishwasher, fridge and freezer, additional wall cupboards and microwave.

Berom 1

14'5" x 19'8" (max) (4.4m x 6.0m (max))

A lovely corner bedroom. Full height double glazed crittal style windows and doors leading out to extensive terracing with great views of the Channel and grounds. Carpet, two radiators, large walk-in dressing area with lighting and shelving.

En-Suite Bathroom

10'2" x 7'5" (3.10m x 2.27m)

A large en-suite bathroom. The bath has been removed for an accessibility shower area but could be reinstated, twin wash hand basins, low level wc, large shower enclosure. Fully tiled, large mirror fronted cabinet, shaver point, downlighting, chrome ladder radiator.

Bedroom 2

10'2" x 9'0" (3.10m x 2.75m)

A second double bedroom. Double glazed crittal style windows to side looking across lawn grounds. Carpet, radiator.

En-Suite Shower Room

6'10" x 4'11" (2.10m x 1.50m)

Large shower enclosure, wash hand basin, back to the wall wc. Tiled walls, marble countertop, mirror front built-in wall cupboard, shaver point, chrome ladder radiator, extractor.

Outside

There are approximately 30 acres of well tended communal grounds, including access to tennis courts, cricket pavilion/pitch. The apartment has the benefit of two allocated car parking spaces.

Additional Information

Facilities include the use of the swimming pool, sauna, gymnasium, tennis courts and 24 hour concierge.



Lease Details

Lease TBC

Ground Rent TBC

Maintenance/Service Charge (includes water) £5,797.20 p.a. (26/27)

Council Tax

Band F £3,180.82 p.a. (26/27)

Post Code

CF64 5QH

