



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

First Floor



Total area: approx. 82.3 sq. metres (886.3 sq. feet)

125 Woodlands

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	86
(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	

SHEPHERD SHARPE



**125 Woodlands, Hayes
Point Hayes Road
Sully CF64 5QE**

£175,950

Situated on the edge of the development is this lovely larger style first floor two bedroom apartment with pleasing aspect. The development is set in just over 30 acres of beautiful grounds with private access to beach, use of the swimming pool, gym, tennis courts, 24hr concierge, residents' lounge with access to the cricket field and grounds. This spacious contemporary apartment comprises spacious hallway, stunning open plan living/kitchen, two good double bedrooms, south facing balcony, en-suite shower room and bathroom. Two private car parking spaces, electric heating, double glazed windows. Leasehold.



Front door to spacious hallway.

Hallway

Spacious hallway with oak floor, radiator, contemporary decoration, TV and intercom, downlighting, large walk-in cupboard with insulated tank and fuse box, active extraction.

Lounge/Dining/Kitchen

24'1" x 16'8" (7.35m x 5.09m)

A lovely open plan reception room. Full height windows and doors looking out towards the cricket pitch and pavilion, sliding double glazed doors with Juliette rail, two windows to side provides lots of natural light. Solid oak floor, electric radiators and fire. The kitchen is fitted with white units, dark grey granite worktop, sink with half bowl and drainer, lever mixer tap. Induction hob, split-level oven and grill, microwave, space for fridge/freezer, plumbed in dishwasher and washing machine.

**Bedroom 1**

12'0" x 9'10" plus fitted wardrobes (3.66m x 3.0m plus fitted wardrobes)

Full height window and door leading out to contemporary stainless steel and south facing glass balcony. Carpet, radiator, access to en-suite.

En-Suite

Comprising fully tiled shower enclosure with chrome shower fitting, contemporary wash basin and wc, in white. Large mirror cabinet with shelving, tiled walls, contrast floor tiles, radiator, chrome shaver point, down lighting, active extractor.

Bedroom 2

9'0" x 13'4" (2.75m x 4.08m)

Double glazed window to side looking towards the cricket pavilion. Carpet, radiator, built-in wardrobe, downlighting.

**Bathroom**

Comprising modern panelled bath with shower fitting over, shower screen, oblong wash basin with built storage and lever mixer tap and wc. Attractive wall boarding in grey, tiled floor, graphite grey column radiator, mirror cabinet, downlighting and active extraction.

Outside

Two parking spaces.

Lease Details

Lease 999 years from 2008

Maintenance/Service Charge £4,609 p.a. (2025) Includes maintenance of communal grounds, servicing of the lift, cleaning of windows, lighting and cleaning of communal areas and mains water costs.

Additional Information

On site facilities include 24hr concierge, swimming pool, use of gym and sauna, cricket pavilion and residents' lounge.

Council Tax

Band E £2,528.36 p.a. (25/26)

Post Code

CF64 5QE

