



**Courtlands Hayes Point, Hayes Road, Sully, Vale of Glamorgan CF64 5QG
£95,000**

One bedroom ground floor apartment set on the coastal development of Hayes Point with barrier access and large well kept grounds. Access to the beach and leisure facilities on site including pool and gym.

Accommodation briefly comprises, open plan living space with kitchen to one side, inner hallway with access to the bathroom and double bedroom. French doors from the bedroom open to a paved area and communal grounds. Allocated and visitor parking. On site concierge.

Buses run from the entrance to Hayes Point development to Penarth and Cardiff. Sully village has a general store, post office and Primary School. The property is offered for sale with no ongoing chain. Ideal as a first time buy, base for the area or buy to let.

Open Plan Living Space

13'1" x 12'5" max (3.99m x 3.79m max)

Entered via a solid wood door with spyhole. Wooden flooring. Flush fitting ceiling spot lights. Wall mounted panel heater. Telephone, television and satellite points.

Fitted kitchen to one side with fully integrated Smeg appliances including, fridge, freezer, washer/dryer and dishwasher. Four ring ceramic hob with Smeg stainless steel extractor hood over. Wall and base units with white high gloss doors, contrasting black marble work tops with matching up stands. Stainless steel one and a half bowl sink unit with mixer tap over. Built-in fan assisted electric oven and grill.

Door to:

Inner Hallway

L-shaped hallway with access to the double bedroom and bathroom. (2.4m max x 2.2m max). Built in cupboard housing hot water tank and control panel. Fuse box. HotFlush fitting ceiling spot lights. Continuous wooden flooring.

Double Bedroom

13'1" x 10'4" (3.99m x 3.16m)

Good size carpeted room with double glazed french double doors opening to paved area and communal grounds. Flush fitting ceiling spot lights. Fitted wardrobes with shelving and hanging space. Wall mouted panel heater.

Bathroom

7'9" x 5'6" (2.38m x 1.70m)

Fitted with a modern white suite comprising, bath with mirrored side panel and chrome shower controls over. Shower rail. Tiled splashback. Wash hand basin and w.c with recessed cistern. Large wall mounted bathroom storage cupboard with mirror fronted doors and glass shelving. Shaver point. Chrome heated towel rail. Tiled flooring. Flush fitting ceiling spot lights and extractor.

Additional Information

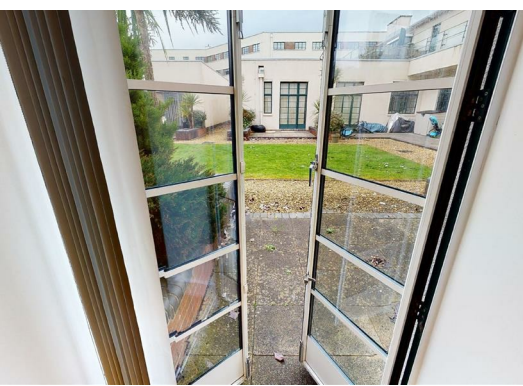
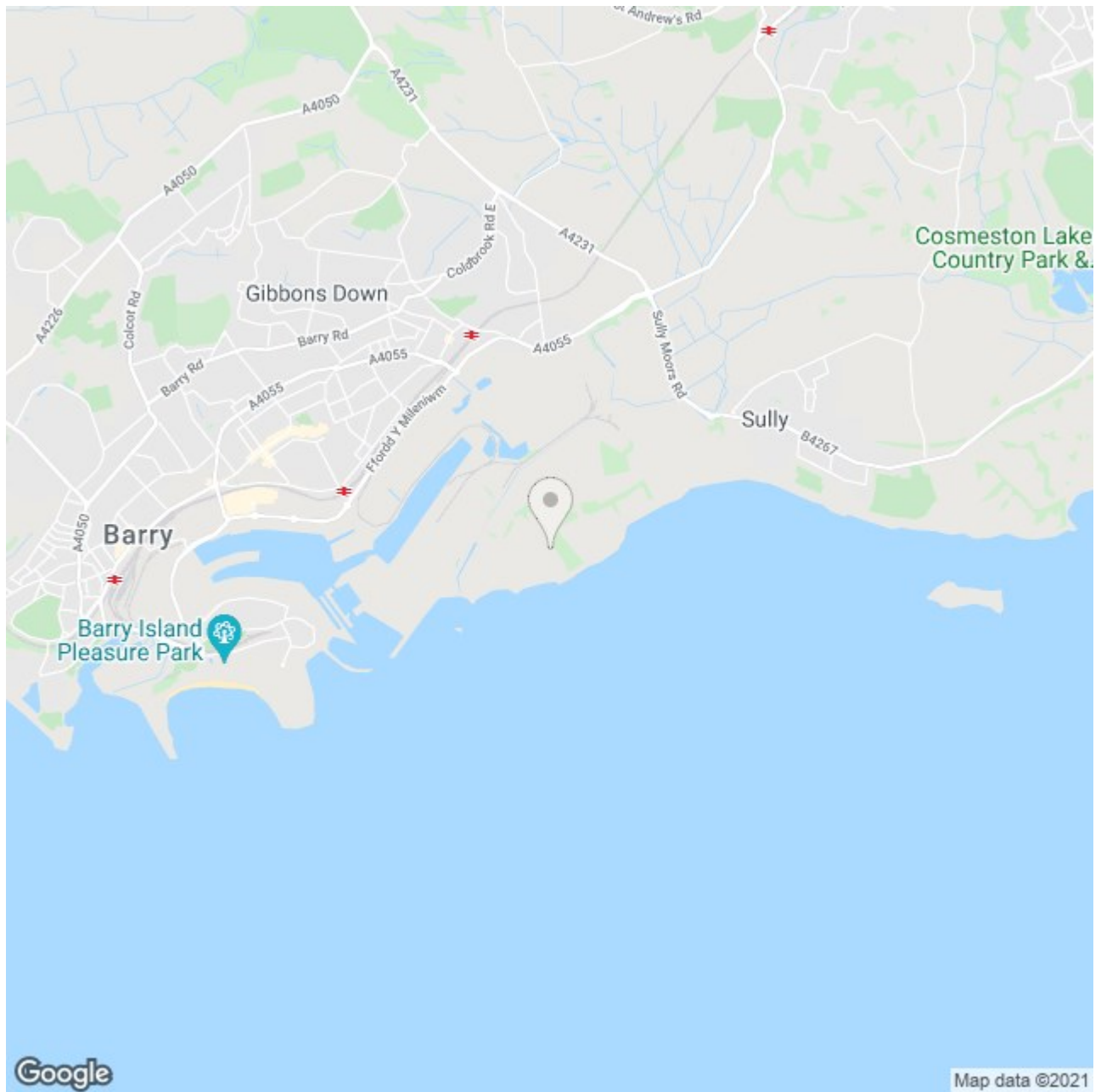
We have been informed that the apartment is Leasehold

The ground rent is £250 a year paid in £125 twice a year. The service charge that's £1828, again paid split into two across the year. includes Buildings Insurance and maintenance of communal grounds. Water rates are also included in the service charges. On site leisure suite and Concierge.

999 year lease from 2005

Proof Details





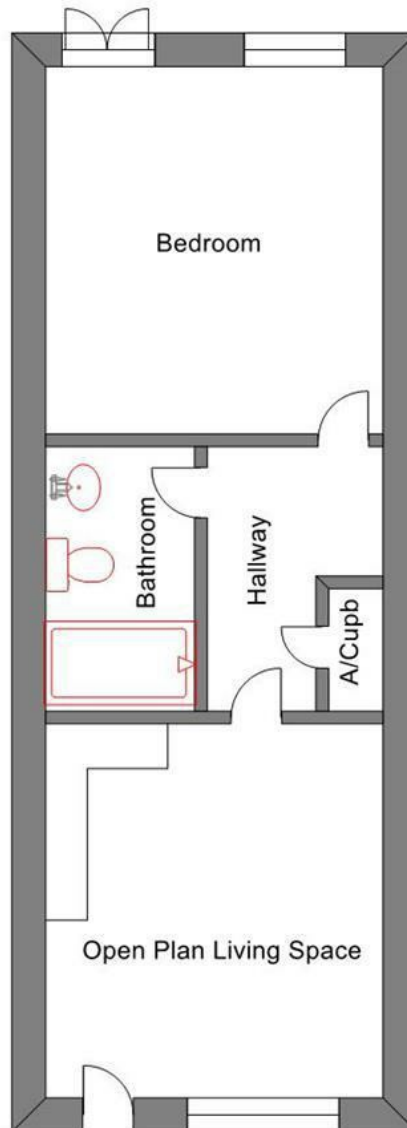


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Please Note: These particulars are believed to be accurate but they are not guaranteed. They are intended only as a general guide and cannot be constructed as any form of Contract, Warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property herein named are made via ACJ Properties. Our floorplans and quoted room sizes are approximate and only intended for general guidance. Measurements have been rounded, up or down, to the nearest inch. You are particularly advised to verify all the dimensions carefully, especially when ordering carpets or any built-in furniture or fittings. We have not tested any apparatus, equipment, fitting or services and cannot verify that they are in working order. The buyer MUST obtain the necessary verification from their own solicitor/conveyancer and/or surveyor/valuer. When a property's tenure is stated (freehold, leasehold or commonhold), the client will have advised that to ACJ. However, ACJ will not have inspected a copy of the lease/deeds and prospective buyers are urged to check the current position and terms through their own conveyancer/solicitor. We strongly advise prospective buyers to commission their own survey/ service reports before finalising their offer to purchase. ACJ can recommend a conveyancer/solicitor/mortgage provider and may earn a fee for this referral.