

218 Woodlands , Hayes Road  
Sully, Penarth, CF64 5QF

**WATTS & MORGAN** 150 YEARS

## 218 Woodlands , Hayes Road Sully, Penarth, CF64 5QF

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£209,950 Leasehold

**2 Bedrooms : 2 Bathrooms : 1 Reception Rooms**

Watts & Morgan are delighted to market this well presented, spacious, two bedroom second floor apartment located in an exclusive development. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 motorway. Accommodation briefly comprises; entrance hall, open plan kitchen/living/dining room, two spacious double bedrooms, one enjoying an en-suite bathroom and a family bathroom. Externally the property benefits from two allocated parking spaces with additional parking available for visitors and beautifully maintained communal gardens. EPC rating 'D'.

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### Directions

- Penarth Town Centre 4.8 miles
  - Cardiff City Centre 7.4 miles
  - M4 (J33) 9.3 miles
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### Your local office: Penarth

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## Summary of Accommodation

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### ENTRANCE

The secure communal entrance is accessed via a door fob and enjoys stairs and lifts to all floors. The apartment is located on the second floor.

Entered via a solid wooden door into a welcoming hallway which benefits from wooden flooring, recessed ceiling spotlights, a video and intercom entry system and a recessed store room housing a hot water cylinder.

The open plan kitchen/living/dining room is the heart of the home. The kitchen has been fitted with a range of base and wall units with granite work surfaces. Integral appliances to remain include: an electric 'Smeg' oven with an electric 'Smeg' fan over, a 'Smeg Microwave', a 'Bosch' washing machine, a 'Smeg' dishwasher and a 'Smeg' fridge/freezer. The kitchen area further benefits from continuation of wooden flooring, partially tiled splashback, recessed ceiling spotlights and a uPVC double glazed window to the front elevation.

The living area benefits from a continuation of wooden flooring, recessed ceiling spotlights, a central feature electric fire place and two uPVC double glazed windows to the rear elevation.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring, built-in wardrobes, recessed ceiling spotlights and two uPVC double glazed windows to the rear elevation.

The en-suite has been fitted with a 3-piece white suite comprising; a mirror panelled bath with a thermostatic shower over, a floating wash hand basin and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, a wall mounted chrome towel radiator and a uPVC obscure glazed window to the rear elevation.

Bedroom two is another spacious double bedroom benefiting from carpeted flooring, built-in wardrobes, recessed ceiling spotlights and two uPVC double glazed windows to the front elevation.

The bathroom has been fitted with a 3-piece white suite comprising; a glass shower cubicle with a thermostatic shower over, a floating wash hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, a wall mounted chrome towel radiator and recessed ceiling spotlights.

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### GARDENS & GROUNDS

218 Woodlands benefits from spacious communal gardens, a 24 hour concierge service, on site leisure facilities including; swimming pool, sauna, gym and tennis courts. The property further benefits from two allocated parking spaces with additional visitor parking available.

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### SERVICES & TENURE

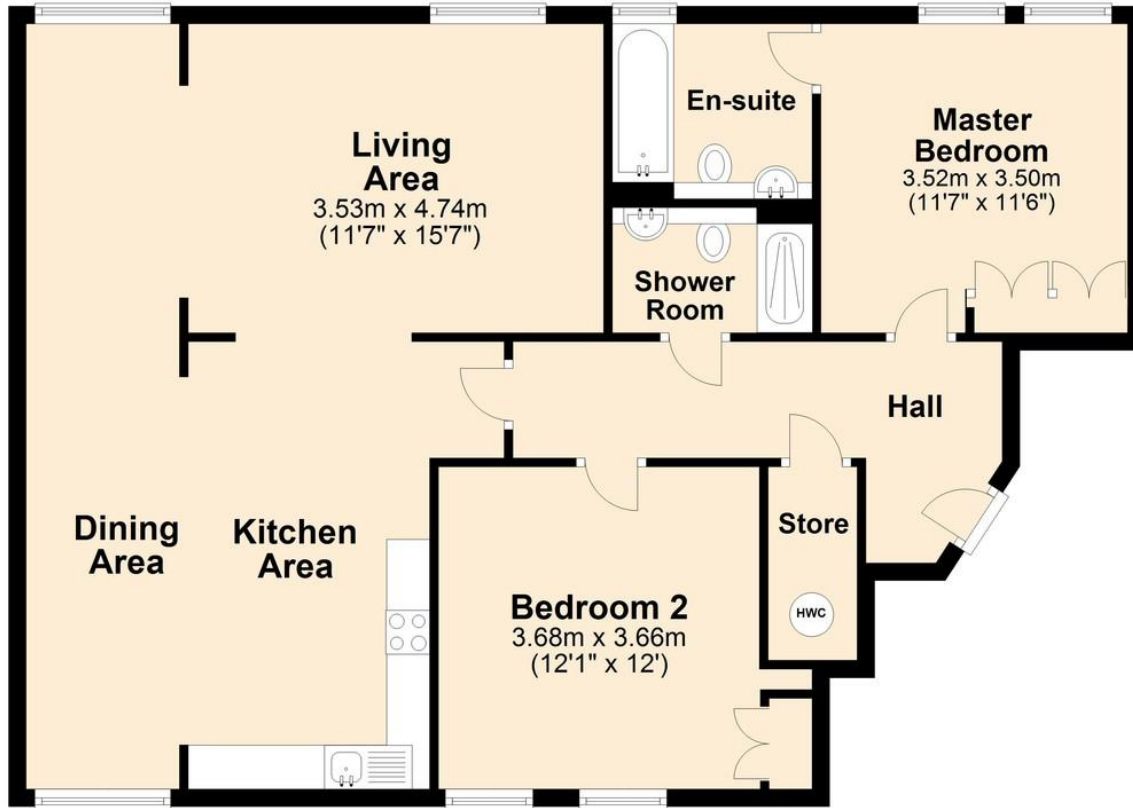
Electricity and water are connected. There is no gas at the property. Leasehold property - 999 year lease from 2005 (approximately 983 years remaining).

We have been reliably informed the service charge is £3,264 per annum.

We have been reliably informed that the ground rent is £150 per annum.



## Second Floor



Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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