

323 The Woodlands, Hayes Road  
Sully, Penarth, CF64 5QF

**WATTS & MORGAN** 160 YEARS

# 323 The Woodlands, Hayes Road Sully, Penarth, CF64 5QF

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**£159,000** Leasehold

## 1 Bedroom : 1 Bathrooms : 1 Reception Room

Watts & Morgan are delighted to market this well presented and newly refurbished, one bedroom, third floor apartment located in an exclusive development and benefitting from elevated sea views. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, open plan kitchen/living/dining room, a bathroom and a spacious double bedroom with door leading on to a balcony. Externally the property benefits from two allocated parking spaces with additional parking available for visitors and beautifully maintained communal gardens with private access to a coastal walk and the foreshore. The property also benefits from a 24-hour concierge service, gym, tennis courts, swimming pool and a sauna. Being sold with no onward chain. EPC Rating 'C'.

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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

T 02920 712266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)





## Summary of Accommodation

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### ACCOMMODATION

The secure communal entrance is accessed via a door fob and enjoys stairs and lift to all floors. Apartment 323 is located on the 3rd floor.

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

The open plan kitchen/living/dining room is the focal point of the apartment. The kitchen has been fitted with a range of base and wall units with granite work surfaces. Integral appliances to remain include; a 'Smeg' fridge/freezer, a 'Smeg' electric oven, a 'Smeg' electric hob with a 'Smeg' extractor fan over, a 'Smeg' microwave, a 'Smeg' dishwasher and a 'Hotpoint' washer/dryer. The kitchen further benefits from wood effect vinyl flooring and recessed ceiling spotlights.

The living and dining area benefits from carpeted flooring, recessed ceiling spotlights and two sets of uPVC double glazed sliding doors providing access to a balcony with elevated water views of the Bristol Channel.

The bedroom is a spacious double bedroom which benefits from carpeted flooring, recessed ceiling spotlights, built-in wardrobes, a uPVC double glazed window to the rear elevation providing yet more spectacular views and a uPVC double glazed door leading to the balcony.

The bathroom 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 bathroom further benefits from tiled flooring, partially tiled walls, a wall mounted chrome towel radiator and recessed ceiling spotlights.

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### GARDENS AND GROUNDS

Apartment 323 The Woodlands benefits from beautifully landscaped and spacious communal gardens, a 24 hour concierge service, on site leisure facilities including a swimming pool, a sauna, a gym and tennis courts. The property further benefits from two allocated parking spaces with additional visitor parking available

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### SERVICES AND TENURE

Electricity and water connected, there is no gas at the property. Leasehold - 999 years from 2005 (approx. 983 left).

We have been reliably informed the service charge is £1980 per annum to include buildings insurance and water rates.

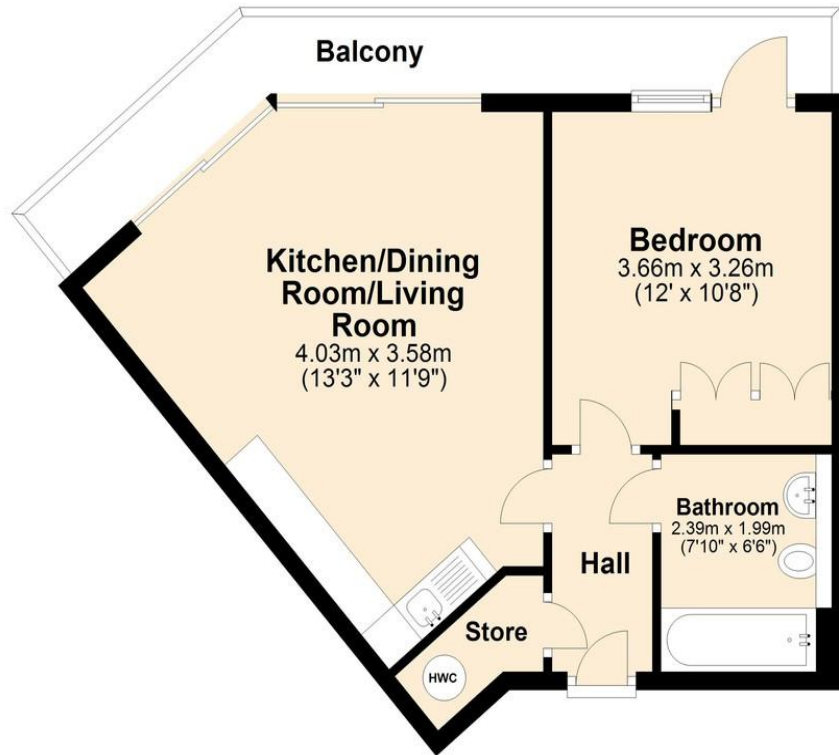
We have been reliably informed that the ground rent is £150 per annum.

We have been reliably informed that the apartment is very economical to run.



### Third Floor

Approx. 44.7 sq. metres (480.6 sq. feet)



Total area: approx. 44.7 sq. metres (480.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	70
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
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.

#### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

#### Cowbridge

T 01446 773 500

E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

#### Penarth

T 029 2071 2266

E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

#### London

T 020 7467 5330

E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)



@WattsandMorgan



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