



9 Headlands, Hayes Road  
Sully, Penarth, CF64 5QH





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**£260,000** Leasehold

### 2 Bedrooms : 2 Bathrooms : 1 Reception Room

Watts & Morgan are excited to present to market this well presented, spacious two double bedroom ground-floor apartment located within an exclusive development. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 motorway. The apartment enjoys sea views over the communal gardens and benefits from a 24-hour concierge service, swimming pool, gym, sauna and tennis courts. The accommodation briefly comprises; entrance hall, spectacular open-plan living/kitchen/dining room with doors leading out to a private balcony, master bedroom with en-suite, spacious second bedroom and a family bathroom. Externally the property enjoys two allocated parking spaces with additional visitor parking available and beautifully maintained communal gardens set within approximately 45 acres. EPC Rating; 'TBC'.

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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

### ACCOMMODATION

The communal entrance is accessed via a fob and enjoys a lift and stairs to all floors. Apartment 9 is located on the ground floor.

Entered via a solid wooden door into a large welcoming hallway enjoying oak flooring, recessed ceiling spotlights, a recessed storage cupboard housing the hot water cylinder and an audio/video door entry intercom system.

The open-plan kitchen/dining/living room is the focal point of the home and enjoys continuation of oak flooring, recessed ceiling spotlights and four uPVC double-glazed doors leading out onto a private balcony area enjoying sea views over the communal gardens. The kitchen has been fitted with a range of wall and base units with granite work surfaces. Integral 'Smeg' appliances to remain include; a fridge/freezer, an electric oven, a 4-ring electric hob with an extractor fan over, a microwave, a washing machine, a dishwasher and a 'Candy' wine cooler. The kitchen further benefits from a tiled splash-back and recessed ceiling spotlights.

The master bedroom is a spacious double bedroom enjoying carpeted flooring, recessed ceiling spotlights, a range of fitted wardrobes and a uPVC double-glazed window to the rear elevation. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle 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 range of fitted mirrored storage cabinets, recessed ceiling spotlights and a wall-mounted chrome towel radiator.

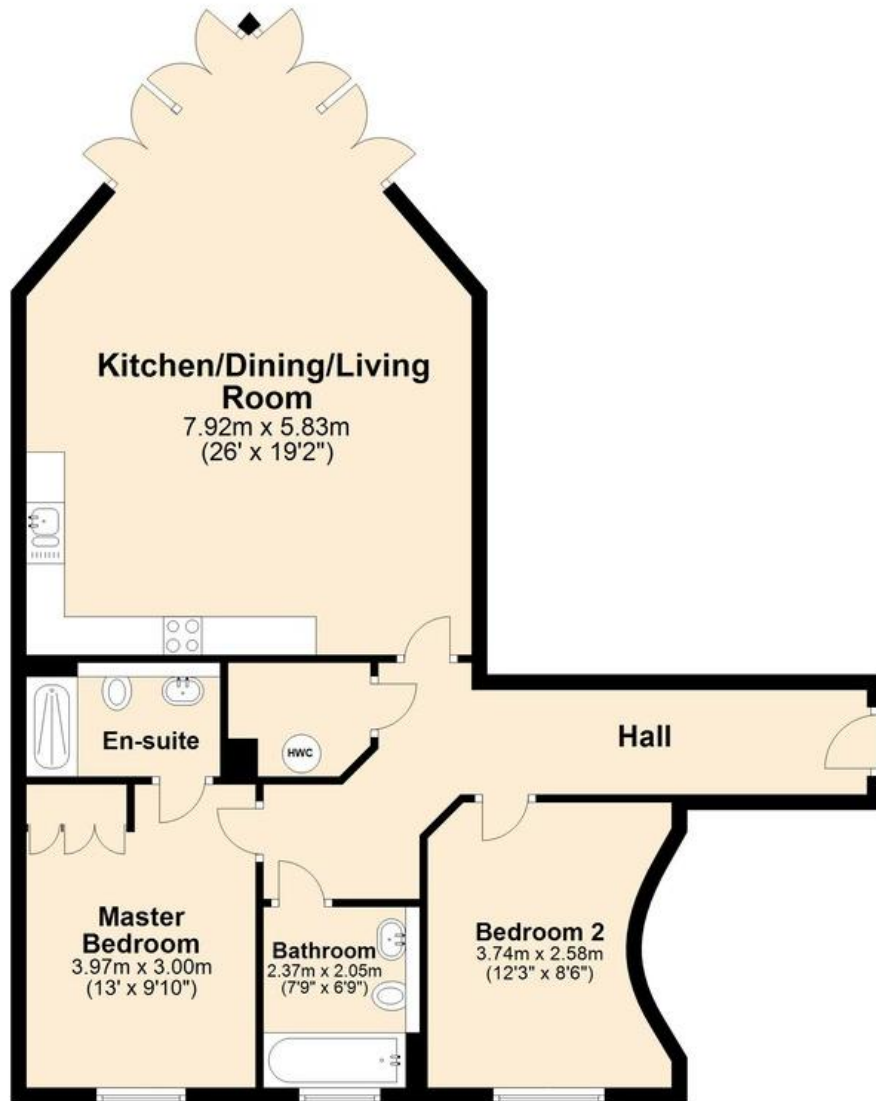
Bedroom two is another double bedroom benefitting from carpeted flooring, recessed ceiling spotlights, a range of fitted wardrobes and a uPVC double-glazed window to the rear elevation.

The family 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, recessed ceiling spotlights, a range of fitted mirror storage cabinets, a wall-mounted chrome towel radiator and an obscured uPVC double-glazed window to the rear elevation.



### Ground Floor

Approx. 86.8 sq. metres (934.3 sq. feet)



Total area: approx. 86.8 sq. metres (934.3 sq. feet)

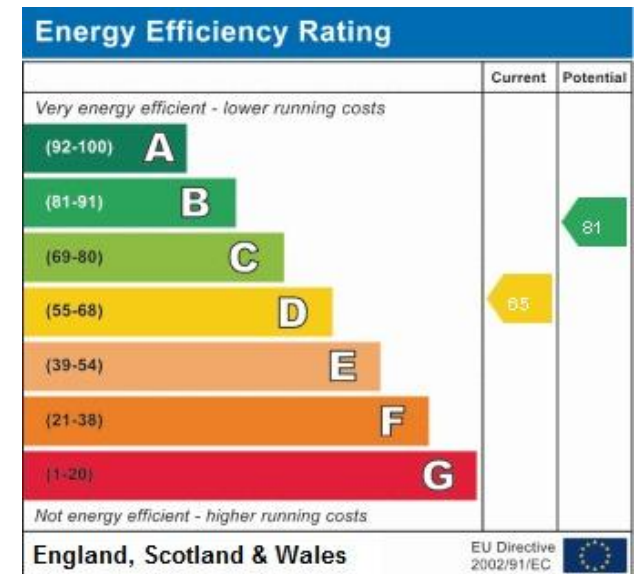
Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

### GARDENS AND GROUNDS

9 Headlands enjoys a private balcony which provides ample space for outdoor entertaining and dining. The property further benefits from approximately 45 acres of communal gardens, superb sea views, a 24-hour concierge service, on-site leisure facilities including; swimming pool, sauna, gym and tennis courts. The property also offers two allocated parking spaces with additional visitor parking available.

### SERVICES AND TENURE

Electric and water mains services connected.  
Leasehold - 999 years from the 1st January 2005 (approximately 982 years remaining).  
We have been reliably informed that the Service Charge is approximately £3 600 per annum which includes buildings insurance and water rates.  
We have been reliably informed that the Ground Rent is approximately £250 per annum.





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