

Woodlands, Hayes Road, Sully, Penarth, CF64 5QE



Estate Agents and
Chartered Surveyors

Asking Price Of

£130,000



First Floor Apartment



Property Description

****FIRST FLOOR ONE BEDROOM APARTMENT***
PARTIAL SEA VIEW* MGY are delighted to offer a unique one bedroom, first floor apartment, located in the popular development, The Woodlands, in Sully. The immaculately presented accommodation briefly comprises of open plan kitchen/living/dining area, one double bedroom, bathroom and balcony. The property overlooks the beautiful communal gardens, with partial sea views across the Bristol Channel, double glazing throughout, a video entry intercom system, two allocated parking spaces and visitor parking. The development also benefits from 24 hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna and tennis court. EPC Rating C. Viewing highly recommended.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 508 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Oak flooring. Door to storage cupboard, housing Santon hot water tank and thermostat control. Wall mounted video and audio entry intercom system. Spotlights.

KITCHEN/LIVING/DINING ROOM

24' 6" x 11' 9" (7.48m x 3.59m)
Continuation of oak flooring from the entrance hall. Juliet balcony with sliding uPVC glass doors overlooking the attractive communal gardens. uPVC door to access the balcony. Two electric heaters. TV Point. Spotlights. The kitchen has been fitted with modern white units, with contrasting Italian marble work surfaces incorporating a double stainless steel sink with mixer tap over and drainer. Ample storage. Integrated electric oven and Smeg microwave. Four ring Smeg electric hob and stainless steel extractor hood over. Extractor fan. Integrated Smeg dishwasher and space for fridge freezer and washing machine. PowerPoints.

BEDROOM

12' 0" x 10' 8" (3.67m x 3.26m)
A spacious double bedroom with double glazed uPVC window and door leading to the private balcony. Carpet. Large fitted wardrobe across one wall. PowerPoints and electric heater. Spotlights.

BATHROOM

7' 10" x 6' 4" (2.39m x 1.94m)
White suite comprising; a panelled bath with a thermostatic shower over and tiled splashbacks, WC with concealed cistern, and wall mounted wash hand basin with mixer tap over and mirrored vanity storage cupboard above. Tiled flooring. Heated towel rail. Extractor. Spotlights.

BALCONY

2' 11" x 11' 5" (0.91m x 3.50m)
Large decked balcony with glass surround overlooking the attractive communal gardens with partial sea views. Accessed from the bedroom and kitchen/living/dining room.

PARKING

Two allocated parking spaces. Visitor parking.

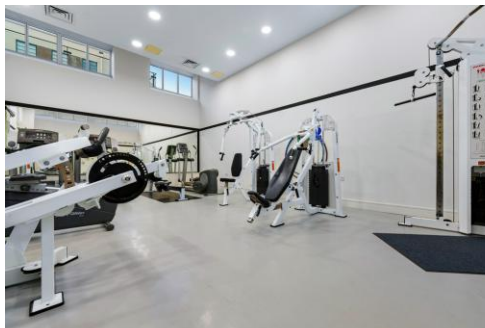
FACILITIES

The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and tennis courts.

TENURE

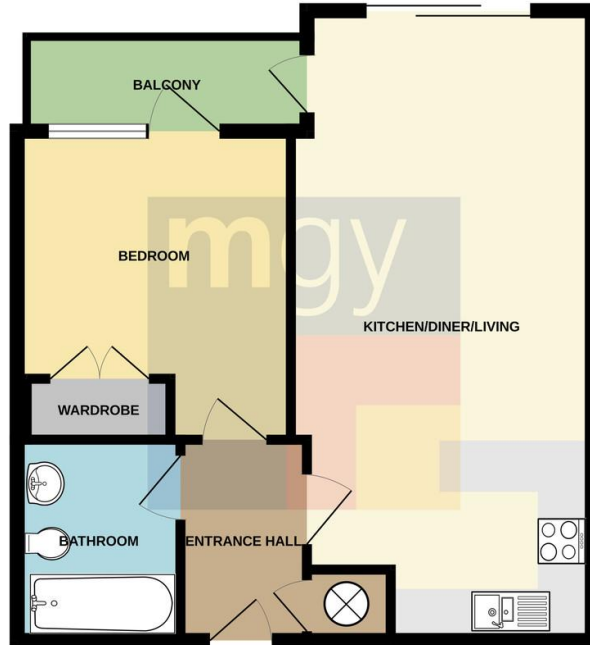
MGY are advised that the property is leasehold, with a term of 999 years from 2005. Service charges of £2906 per annum, which includes water rates, building insurance, video entry intercom system, onsite concierge and leisure facilities, CCTV, secure gated fob access, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, two allocated parking spaces and visitor parking. Ground rent £150 per annum.

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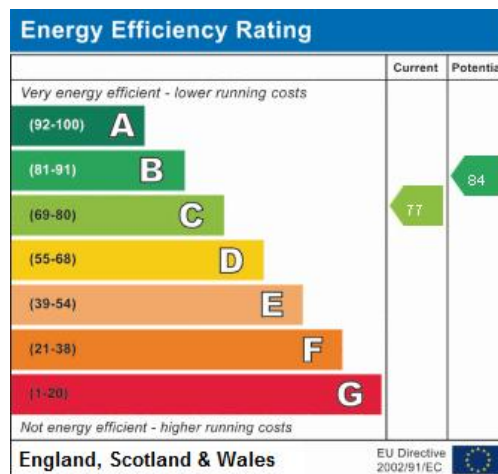


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FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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