



HAYES APARTMENTS
THE HAYES
CARDIFF CF10 1BN

OFFERS IN EXCESS OF
£255,000



TWO BEDROOM APARTMENT



2



1



2



1

****IMMACULATE CITY CENTRE APARTMENT* NO CHAIN**** MGY are pleased to present for sale a fourth floor, two bedroom apartment within the popular city centre development, The Hayes. The spacious accommodation comprises of entrance hall to lounge/diner and modern fitted kitchen, bathroom and two double bedrooms, one with en-suite. The property further benefits from double glazing throughout, three Juliette balconies, underfloor heating system, bike storage and one parking space. The secure development requires fob access and has beautiful communal grounds. EWS1 form in place. No chain. Viewing highly recommended.

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 806 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

MASTER BEDROOM

16' 4" x 9' 7" (5.00m x 2.93m)

Double glazed uPVC French door, leading to Juliette balcony. Additional double glazed uPVC window, to front. Great city centre views. Carpeted flooring. Built in wardrobe, with mirrored sliding doors. Wall mounted electric panel heater. Telephone point. TV Aerial point. Extractor fan. Spotlights. Door to:-

EN-SUITE

Tiled flooring. Fully tiled walls. Vanity enclosed wash hand basin, with dual tap. W.C, with dual flush. Large shower cubicle, with rainfall shower. Shaver point. Fitted mirrored and inset shelving. Extractor fan. Heated towel rail. Spotlights.

BEDROOM TWO

14' 2" x 8' 8" (4.34m x 2.65m)

Double glazed uPVC French door, leading to Juliette balcony. Great city centre views. Double bedroom. Carpeted flooring. Built in wardrobe, with mirrored sliding doors. Wall mounted electric panel heater. Telephone point. TV Aerial point. Extractor fan. Spotlights.

BATHROOM

Tiled flooring. Fully tiled walls. Vanity enclosed wash hand basin, with dual tap. W.C, with dual flush. Panelled bath, with rainfall shower over and glass shower screen. Fitted mirrored and inset shelving. Shaver point. Extractor fan. Heated towel rail. Spotlights.

COMMUNAL GARDENS

Laid to lawn with seating.

PARKING

One parking space. Secure barrier access, with fob entry.

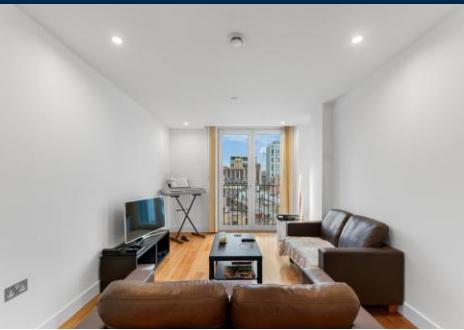
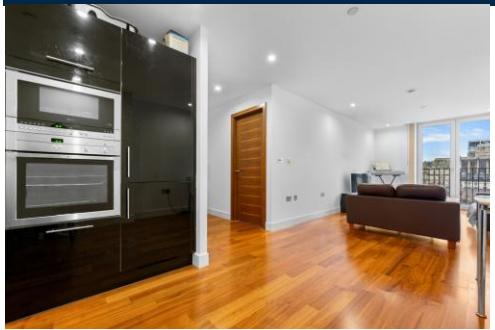
TENURE

MGY are advised that the property is leasehold, with a term of 150 years from 2008. Service charges of £3,168.64 per annum, which includes building insurance, lift maintenance, secure fob access, video entry intercom system, onsite caretaker, maintenance of internal and external communal areas/communal gardens, regular cleaning and refuse disposal, bike storage and secure barrier access to allocated parking. Ground rent £200 per annum.

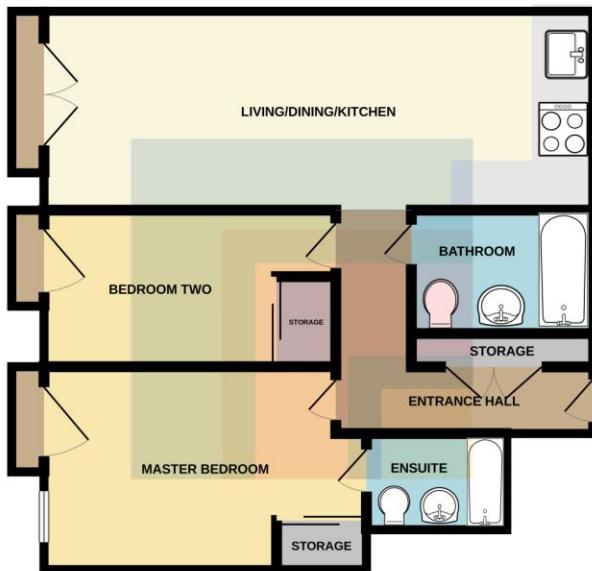


M G Y . C O . U K

HAYES APARTMENTS, THE HAYES, CARDIFF, CF10 1BN



HAYES APARTMENTS, THE HAYES, CARDIFF, CF10 1BN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and not guaranteed to be accurate, for any use, without prior written consent. This plan is for general 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 is given as to their condition or working order. Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

MGY.CO.UK