



**HAYES APARTMENTS**  
**THE HAYES**  
**CARDIFF CF10 1BZ**

ASKING PRICE OF  
**£219,950**



**ONE BEDROOM APARTMENT**



**1**



**1**



**1**



**1**

**\*\*IMMACULATE CITY CENTRE ONE  
BEDROOM APARTMENT\* NO CHAIN\*\*** MGY are pleased to present for sale a third floor, one bedroom apartment within the popular city centre development, The Hayes. The spacious accommodation comprises of entrance hall to lounge/diner/kitchen, double bedroom and bathroom. The property further benefits from double glazing throughout, large terrace, underfloor heating system and bike storage. The secure development requires fob access and has a large private terrace overlooking the beautiful communal grounds. EWS1 form in place. No chain. Viewing highly recommended.

#### LOCATION

The Hayes development is situated in a prime location, in the heart of the City Centre, with numerous bars and restaurants on its doorstep. Ample shops, including St Davids and St Davids 2 shopping centres, which are a stone's throw away. Cardiff central train station and public transport is within close proximity, linking to surrounding areas of Cardiff. A fantastic location to enjoy the vibrant city.

#### ENTRANCE HALL

Entered via walnut effect door, with security spy hole and letter box. Wood flooring. Wall mounted video entry intercom system. Large storage cupboard, with space for washer/dryer. Spotlights.

#### LOUNGE/DINER/KITCHEN

28' 1" x 11' 9" (8.56m x 3.60m)

Modern kitchen. Fitted units, with work surfaces incorporating stainless steel sink, with dual tap. Ample storage. Under unit lighting. Built in oven, four ring electric hob and extractor hood over. Integrated dishwasher and fridge freezer. Extractor fan. Spotlights. Double glazed uPVC French doors, leading to large terrace overlooking the communal gardens. Ample natural daylight. Spacious living area. Wood flooring. Underfloor heating. Telephone point. TV Aerial point. Open plan living.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 635 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### BEDROOM

13' 5" x 9' 4" (4.09m x 2.86m)

Double glazed uPVC floor to ceiling window. Double bedroom. Carpeted flooring. Built in wardrobe, with mirrored sliding doors. Spotlights.

#### BATHROOM

7' 4" x 5' 5" (2.26m x 1.67m)

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.

#### TERRACE

Large private decked terrace overlooking the communal gardens. Accessed from the lounge/diner/kitchen.

#### COMMUNAL GARDENS

Laid to lawn with seating.

#### PARKING

Allocated parking area for one car in St David's car park, with secure barrier access and fob entry.

#### TENURE

MGY are advised that the property is leasehold, with a term of 150 years from 2010. Service charges of approx. £2,315.18 per annum, which includes building insurance, lift maintenance, secure fob access, video entry intercom system, CCTV, onsite caretaker, maintenance of internal and external communal areas/communal gardens, regular cleaning and refuse disposal and bike storage. Ground rent approx. £200 per annum.



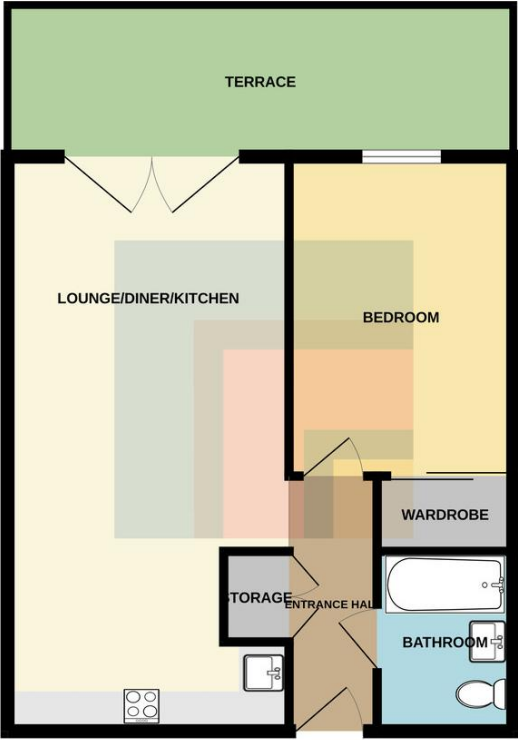


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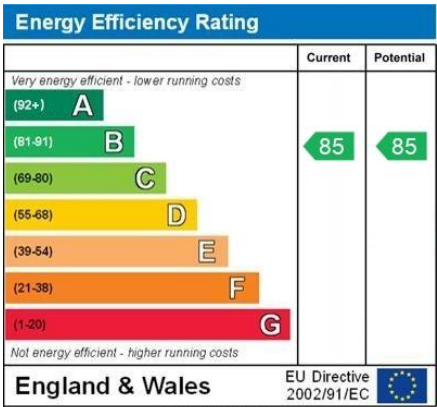




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