



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

Welcome to

Woodlands, Hayes Road, Sully, PENARTH

A modern ground-floor one-bedroom apartment in the popular Hayes Point development in Sully offered with NO CHAIN. Featuring a spacious open-plan kitchen/lounge with integrated appliances, a double bedroom, a nicely appointed bathroom, allocated parking and access to a plethora of on site services.

Entrance Hall

Airing cupboard housing hot water tank with storage space, electric heater, oak wood flooring and doors to lounge and bedroom.

Open Plan Lounge / Kitchen Lounge Area

Double glazed doors leading to the outside space, double glazed window to the rear, oak wood flooring, spotlights and electric heater.

Kitchen Area

Floor and wall mounted kitchen units with granite work surface over, one and a half bowl and drainer sink unit with mixer taps over, tiled splashbacks, integrated appliances including: fridge/freezer, washer/dryer and dishwasher, microwave, brand new electric oven, hob, spotlights and oak wood flooring.

Bedroom

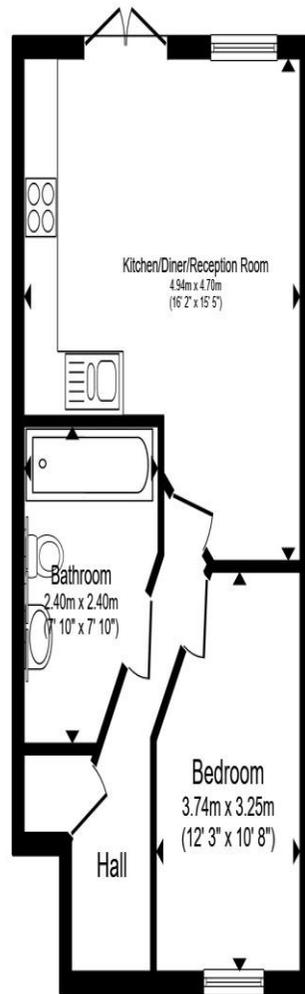
Double glazed window to front, electric heater, oak wood flooring and spotlights.

Bathroom

Panelled bath with mains fed shower and screen over, wc with enclosed cistern and push button flush, circular wall mounted wash hand basin with mixer tap over, vanity shelf, spotlights, tiled splashbacks and vinyl flooring.

Outside Space

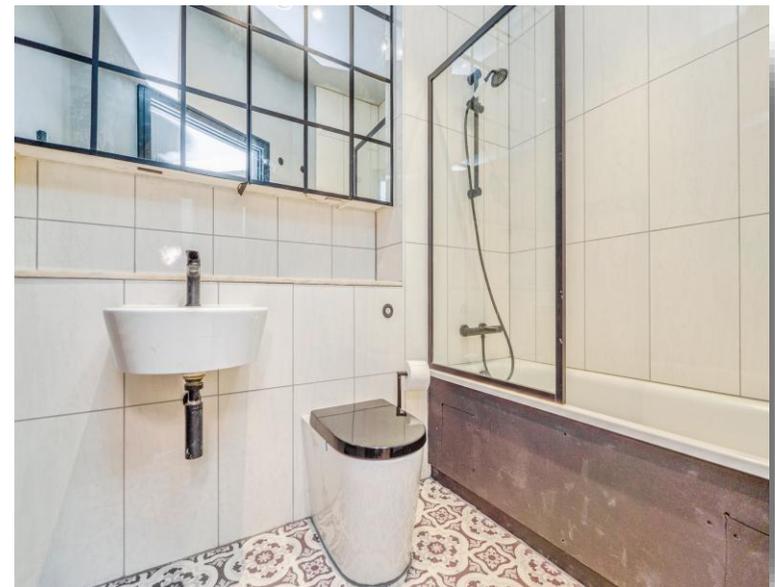
Paved courtyard rear garden which can be accessed via the lounge doors



Floor Plan

Total floor area 41.1 m² (442 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Woodlands, Hayes Road,
Sully, PENARTH

- One-bedroom ground-floor apartment in Hayes Point, Sully
- Spacious open-plan kitchen/lounge with granite work tops and integrated appliances, including a fridge/freezer, washer/dryer, microwave, dishwasher, hob & oven
- Allocated parking space and offered with NO CHAIN
- French doors from living area to outdoor seating space
- Access to leisure facilities including: GYM, SAUNA, SWIMMING POOL, TENNIS COURT, BOULES COURT

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 3384.00

Ground Rent: 150.00

directions to this property:

Postcode for Satnav users - CF64 5QE



view this property online allenandharris.co.uk/Property/PNR106825



Property Ref:
PNR106825 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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allen & harris



029 2070 5528



penarth@allenandharris.co.uk



6 Andrews Buildings, Stanwell Road, PENARTH,
Wales, CF64 2AA



allenandharris.co.uk