



16 The Headlands, Hayes Point
Sully, Penarth, CF64 5QH





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£225,000 Leasehold

2 Bedrooms : 2 Bathrooms : 1 Reception Rooms

Watts & Morgan are excited to market this beautifully presented, spacious, two double bedroom ground floor apartment. Located within an exclusive development. Conveniently located for 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, sauna and tennis court. Accommodation briefly comprises: entrance hall, a spectacular open plan living/kitchen/dining room with doors leading out onto a private balcony, a master bedroom with en-suite bathroom, a spacious second double bedroom with fitted wardrobes and a family bathroom. Externally the property enjoys two allocated parking spaces with additional visitor parking available and beautifully maintained communal gardens set within approx. 45 acres. EPC Rating: 'D'.

Directions

- Penarth Town Centre 4.8 miles
- Cardiff City Centre 7.4 miles
- M4 (J33) 9.3 miles

Your local office: Penarth

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Summary of Accommodation

ACCOMMODATION

Communal Entrance - accessed via a fob which enjoys stairs and lifts to all floors. Apartment 16 is located on the ground floor.

Entered via a solid wooden door into a welcoming hallway which benefits from oak flooring, recessed ceiling spotlights, a video/audio door intercom system and a recessed storage cupboard.

A spectacular open plan kitchen/living/dining is the focal point of the home which enjoys continuation of oak flooring, recessed ceiling spotlights and a double glazed uPVC door leads out onto the private balcony area which enjoys views over the communal gardens.

The kitchen has been fitted with a range of base and wall units with roll top granite work surfaces. Integral appliances to remain include: a 'Smeg' dishwasher, a 'Hotpoint' washing machine, a 'Smeg' microwave, a 'Candy' wine cooler, a 'Smeg' electric oven with 4-ring electric hob and 'Smeg' extractor hood over and a 'Smeg' fridge freezer.

The master bedroom is a generously sized double bedroom which enjoys carpeted flooring, fitted wardrobes, recessed ceiling spotlights and a uPVC double glazed window to the rear elevation. The en-suite has been fitted with a 3-piece white suite comprising: a large walk-in shower cubicle with thermostatic shower over, a wash-hand basin and WC set within a vanity unit. The en-suite further benefits from fully tiled walls and flooring, recessed ceiling spotlights and a wall mounted chrome towel rail.

Bedroom Two is a further spacious double bedroom (currently used as a second reception room) which enjoys carpeted flooring, recessed ceiling spotlights, a fitted wardrobe and a uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising a mirrored panelled bath with the mostatic shower over, a wash-hand basin and a WC set within vanity unit. The bathroom further benefits from tiled walls/flooring, recessed ceiling spotlights and an obscured uPVC double glazed window to the rear elevation.

GARDENS AND GROUNDS

16 The 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, 24-hour concierge service, on-site leisure facilities with swimming pool, sauna, gym and tennis court. The property offers two allocated parking spaces with additional visitor parking available.

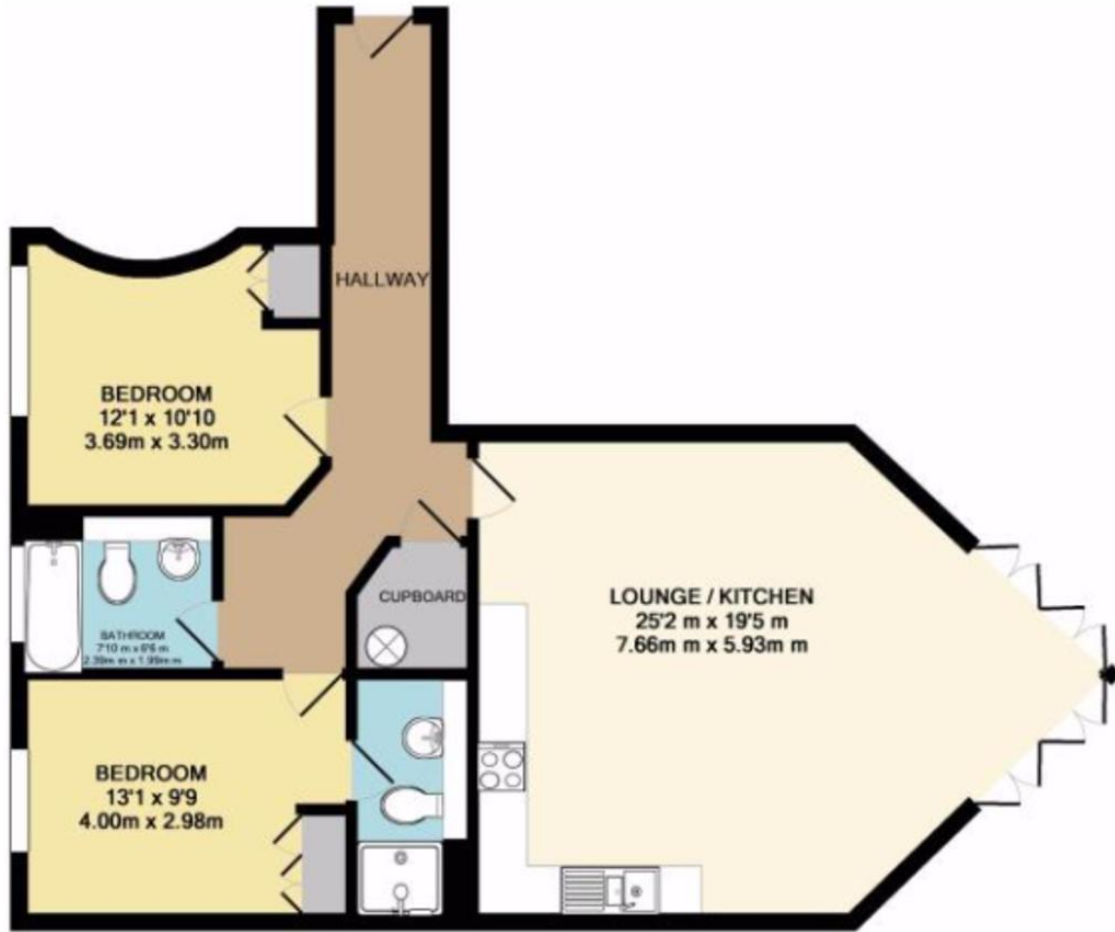
SERVICES & TENURE

Leasehold - 999 years from 1st January 2005 (approximately 985 years remaining).

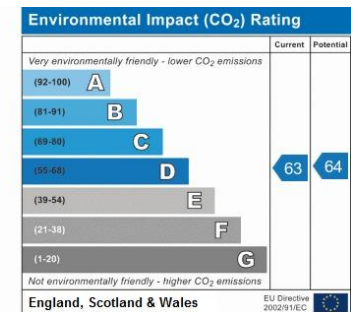
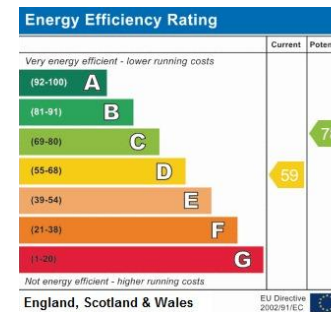
We have been reliably informed that the service charge is approximately £3,000 per annum which includes building insurance and water rates.

Ground Rent is approximately £250 per annum.





TOTAL APPROX. FLOOR AREA 893 SQ.FT. (82.9 SQ.M.)



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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