



105 Headlands
Sully, Penarth, CF64 5QH

WATTS & MORGAN 160 YEARS

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£175,000 Leasehold

2 Bedrooms : 2 Bathrooms : 1 Reception Room

Watts & Morgan are excited to market this beautifully presented, stylish two double bedroom first floor apartment. Located within an exclusive development. The property enjoys spectacular elevated sea views over the Somerset Coastline. Within easy reach of Penarth Town Centre, Cardiff City Centre and the M4 Motorway. The apartment benefits from a 24 hour concierge service, swimming pool, sauna, gym, tennis court and a private gate providing direct access onto the beach/coastal path. Accommodation briefly comprises: entrance hall, a spectacular open plan kitchen/living/dining room, master bedroom with en-suite shower room and fitted wardrobes, a spacious second double bedroom with fitted wardrobes and a family bathroom. Externally the property benefits from communal gardens and two allocated parking spaces. Being sold with no onward chain. EPC Rating: 'D'.

Directions

- Penarth Town Centre 4.8 miles
- Cardiff City Centre 7.4 miles
- M4 (J36) 9.3 miles

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Summary of Accommodation

ACCOMMODATION

Communal Entrance - accessed via a secure fob and/or intercom system with stairs and lift to all floors. Apartment 105 Headlands is located on the first floor.

Entered via a solid wooden door into a welcoming hallway which benefits from oak flooring, recessed ceiling spotlights, fitted fire alarm and a video/audio door intercom system. A large recess storage cupboard provides ample space for storage. A second airing cupboard also houses the 'Heatray' hot water cylinder.

The spectacular open plan kitchen/living/dining room is the focal point of the apartment and benefits from continuation of solid oak flooring, recessed ceiling spotlights, 'Dimplex' electric heaters and double-glazed windows to the front elevation providing superb, elevated sea views over the Somerset Coastline.

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

The spacious master bedroom is a generously sized double bedroom which enjoys carpeted flooring, recessed ceiling spotlight, 'Dimplex' electric heating, a double-glazed window to the rear elevation with fitted blinds and a range of fitted wardrobes. The en-suite has been fitted with a 3-piece white suite comprising: a large glass shower cubicle with a thermostatic shower over, a wash-hand basin and a WC set within a vanity unit. The en-suite further benefits from tiled flooring, partially tiled walls, mirrored cupboard, recessed ceiling spotlights, extractor fan and a wall mounted chrome towel radiator.

The second bedroom (currently being used as a TV Room/Study) is a spacious double bedroom which enjoys carpeted flooring, 'Dimplex' radiator, plantation shutters and a built-in wardrobe.

The family bathroom has been fitted with a 3-piece white suite comprising: a mirrored panelled bath with a thermostatic shower over, a wash-hand basin and a WC set within a vanity unit. The bathroom further benefits from tiled flooring, partially tiled walls, mirrored cupboards, a chrome towel radiator and recessed ceiling spotlights.

GARDENS AND GROUNDS

105 Headlands benefits from approximately 45 acres of communal gardens, 24 hour concierge service, on-site leisure facilities with swimming pool, sauna, gym and tennis court. The property also offers two allocated parking spaces with additional visitor car parking available.

SERVICES AND TENURE

All mains services connected.

Leasehold - 999 years from 1st January 2005 (Approximately 983 years remaining)

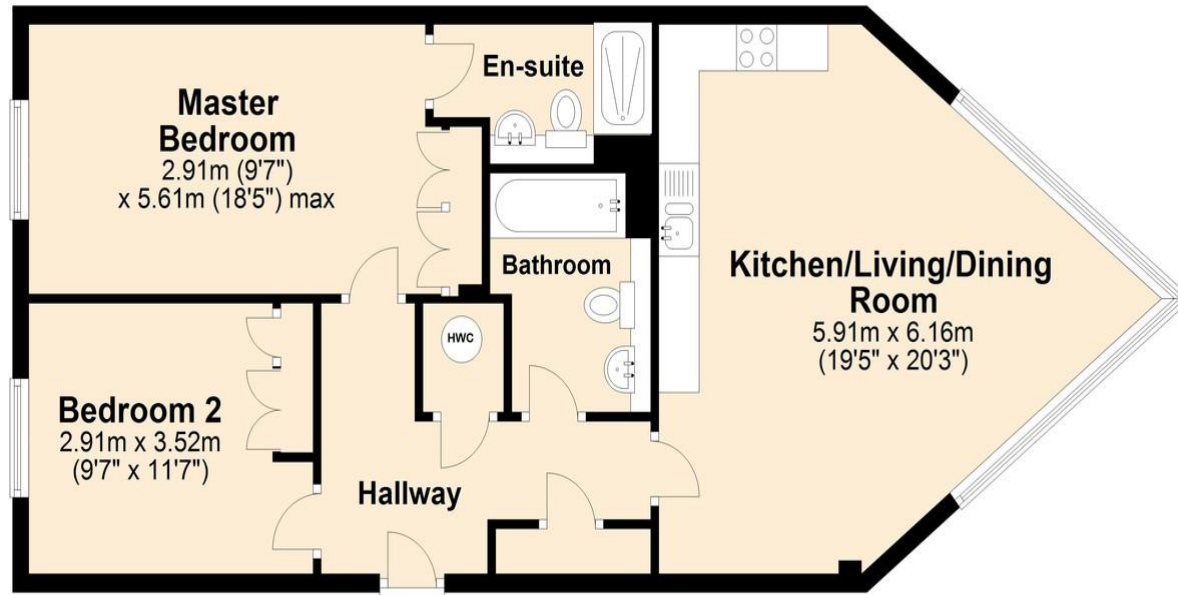
We have been reliably informed that the service charge is approximately £214 per month which includes building insurance and water rates.

We have been reliably informed that the ground rent is approximately £250 per annum.



First Floor

Approx. 72.4 sq. metres (779.2 sq. feet)



Total area: approx. 72.4 sq. metres (779.2 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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