

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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HAYES ROAD  
SULLY

# HAYES ROAD

SULLY, CF64 5QF - £179,000

Spacious lifestyle apartment located on the second floor within this idyllic development of apartments. Set within around 35 acres of beautifully maintained landscaped grounds with barrier entry. Includes 24 hour concierge, fitness suite including fully equipped gymnasium, swimming pool with sauna plus community room for hire. Within the grounds - cricket ground and tennis courts and surrounded by a mature backdrop of established Historical woods and keypad entry onto the beach with its coastal walks. Benefiting from security entry, lift, 2 allocated parking spaces - near the apartment & visitor spaces. Briefly comprising an entrance hall, spacious lounge and dining room with a wall of glass incorporating sliding patio doors leading to a 'Juliet' glass fronted balcony overlooking the grounds, and lounge open plan to a stunningly fitted contemporary kitchen - fully integrated with fridge, freezer, dishwasher, washer/drier plus built in oven, hob & cooker hood & built in microwave oven with solid granite worktop, stylishly appointed bathroom and 2 double bedrooms - en-suite shower room from the master - built in wardrobes to the both with both bedrooms allowing access onto a steel & glass fronted balcony. Complimented with oak flooring, electric heating, upvc double glazing

 2 bedroom(s)  2 bathroom(s)  882.32 sq ft

## ENTRANCE HALL

Access to all rooms, solid oak flooring, intercom video entry phone, airing cupboard housing hot water tank.

## MAIN ROOM

6.17 max x 5.82 max (20'3" max x 19'1" max)

Contemporary open plan living at its finest .... Newly laid engineered flooring throughout.

## LOUNGE AREA

Stylish & spacious living area, with a side 'wall of glass' revealing sliding patio doors to a 'Juliet' glass balcony overlooking the grounds & parking area, window to front, TV point, telephone point.

## KITCHEN AREA

Fitted with a matching range of contemporary white 'Hi Gloss' base and eye level units with under lighting and solid granite worktops incorporating a 1 & half bowl stainless steel sink unit with mixer tap, integrated appliances include a fridge, freezer, dishwasher, washer/drier, built-in fan assisted oven, four ring ceramic hob with a cooker hood over and built-in microwave, window to front, room for table & chairs.

## BEDROOM 1

4.32 x 2.79 (14'2" x 9'2")

Door with side glazed panel & window leading out onto the steel & glass fronted balcony offering a superb view of the established woodland opposite, built-in triple wardrobes, cable TV point, two telephone points.

## EN SUITE SHOWER ROOM

Fitted with a three piece stylish white suite comprising a tiled double shower enclosure, wall mounted wash hand basin and close coupled WC with hidden cistern, heated chrome towel rail, extractor fan, wall mounted mirrored cabinet, shaver point, tiled surround, ceramic tiled flooring, window to front.

## BEDROOM 2

4.32 x 2.77 (14'2" x 9'1")

Glazed door and window to front allowing access onto the balcony, built-in double wardrobes, telephone point, TV point.

## BATHROOM

Fitted with a three piece modern white suite comprising a deep paneled bath, wall mounted wash hand basin and close coupled WC with concealed cistern, tiled surround, heated chrome towel rail, extractor fan, wall mounted mirrored cabinet, shaver point, ceramic tiled flooring.


## GROUNDS

Set in about 35 acres of grounds adjacent to a private coastline, boasting spectacular views, in perfect harmony with nature .... become enchanted by the four seasons and stunning sunsets from both bedrooms, glass balcony and twin aspect lounge. Its so easy to become captivated with the abundance of wildlife set in rural seclusion & security. 2 allocated parking spaces near the apartment. Electric barrier on entry to the grounds, plus numerous visitor spaces available.

## INFORMATION

There is a 999 year lease from 1st January 2006. The ground rent is £250.00 per annum. We believe there is a service charge of £4,152.46 per annum which includes water rates and buildings insurance. Council Band E - £2,122.78



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>	<b>81</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Total area: approx. 74.9 sq. metres (806.6 sq. feet)