

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



HAYES POINT





#### **ENTRANCE HALL**

Enter via solid wood door, access to all rooms, airing cupboard housing hot water tank.

#### **LOUNGE DINING KITCHEN**

**6.91m max x 4.90m max (22'8" max x 16'1" max)**

Contemporary open plan living at its finest . . . Spacious room linking the lounge with dining area through to the kitchen, 3 windows to rear, TV point, telephone point, kitchen fitted with a good range of contemporary white Hi Gloss wall and base units with round edge worktop and inset stainless steel sink & drainer with mixer tap and tiled splash backs, built in oven, hob & cooker hood, integrated dishwasher, washer/drier and fridge/freezer plus built in micro wave oven and solid granite worktops.

#### **BEDROOM 1**

**3.89m x 3.12m (12'9" x 10'3")**

Master double bedroom, 2 windows to front, TV point, telephone point, built in wardrobes to one wall.

#### **EN SUITE**

Fitted with a three piece white suite comprising a tiled shower cubicle, 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.

#### **BEDROOM 2**

Double bedroom, window to front, built in triple wardrobe.

#### **BATHROOM**

Fitted with a three piece modern white suite comprising a deep paneled bath - shower over, 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.

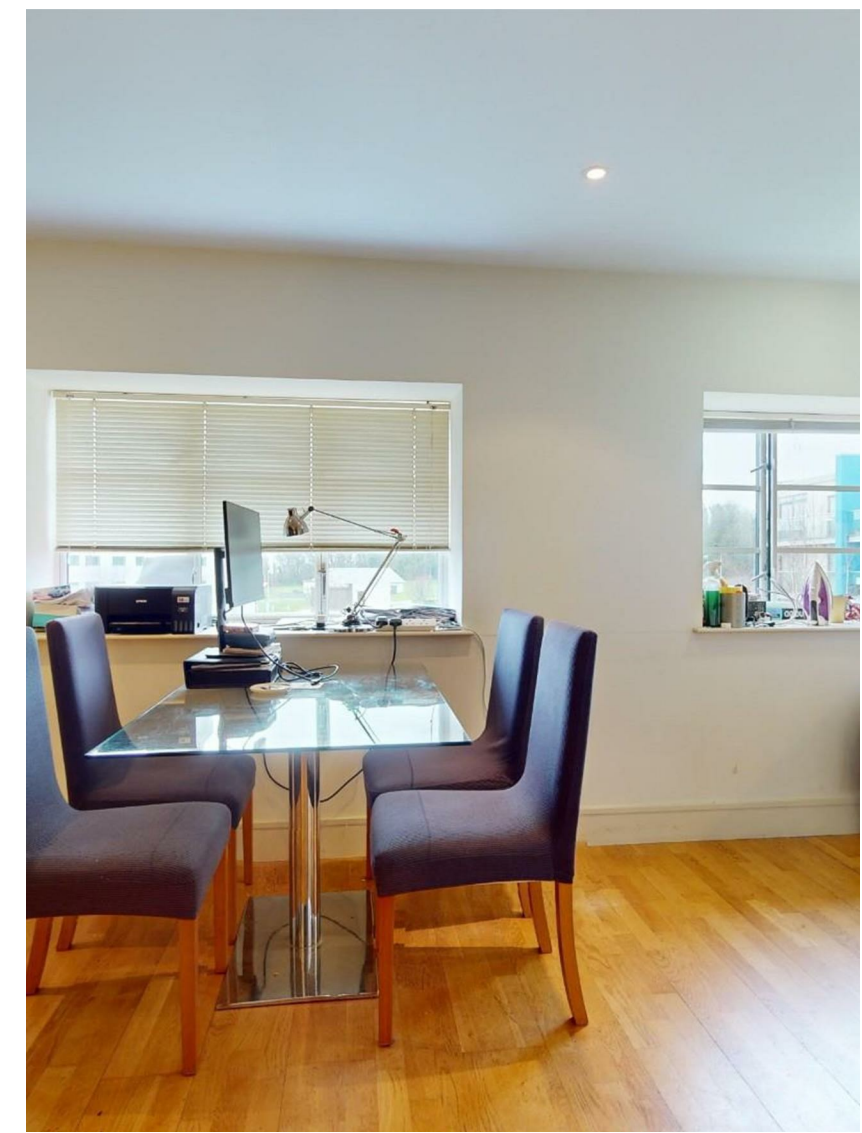
#### **GROUNDS**

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, with tennis courts and cricket pitch within the grounds. Its so easy to become captivated with the abundance of wildlife set in rural seclusion & security. 2 allocated parking spaces. 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 £2,045.52 for the 6 month period 01-01-24 - 30-06-24 which includes water rates and buildings insurance.










## HAYES POINT

, CF64 5QF - £150,000

 2 Bedroom(s)  2 Bathroom(s)  717.00 sq ft

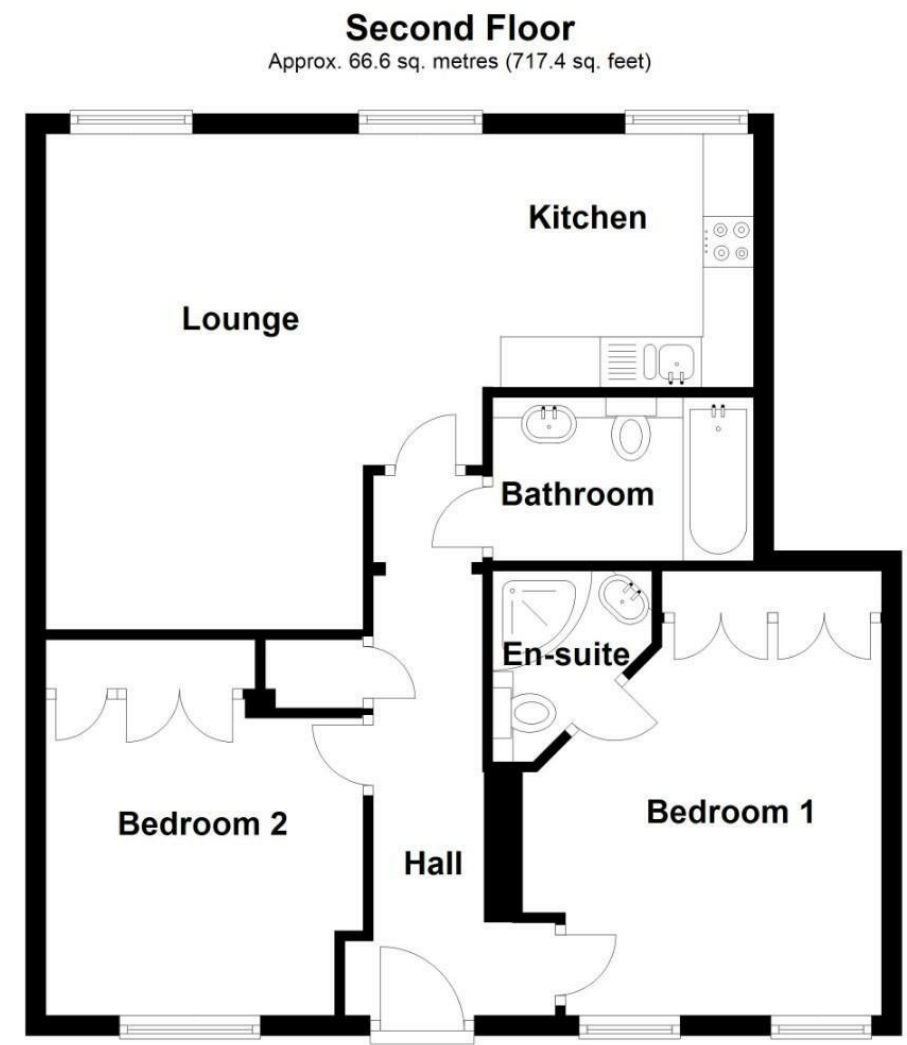
No ongoing chain for this second floor lifestyle apartment set within this idyllic development upon the coast line. Within the development an indoor heated swimming pool with sauna, fully equipped gymnasium, tennis courts plus cricket pitch and secure entry onto the beach with its excellent walks along the coastal path. With 24 hour concierge plus electric barrier on entry with large visitor car park plus 2 allocated parking spaces. Briefly the apartment comprises own entry into a spacious hall, lounge with dining area open to a contemporary kitchen - fully integrated with fridge, freezer, dishwasher, washer/drier with built in oven, hob & hood and built in microwave oven plus granite worktop, 2 double bedrooms - built in wardrobes to the both plus an en suite shower room from the master plus modern bathroom - shower. Complimented with double glazing and electric heating. At the front of the apartment a decked terraced balcony with glass & steel balustrade. Viewing highly recommended.



**PROPERTY SPECIALIST**  
Mr Paul Davies  
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Negotiator







Total area: approx. 66.6 sq. metres (717.4 sq. feet)



Woodlands, Hayes Point Sully



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	87
(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	