

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS





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HAYES ROAD

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, CF64 5QG - £135,000

To be sold with immediate occupation and no on-going chain. Spacious ground floor lifestyle apartment with 3 sets of French doors leading onto a patio and communal lawn within an enclosed courtyard. On site facilities include 24 hour concierge, barrier entry, fitness suite with indoor swimming pool and gymnasium. Set in 35 acres of landscaped grounds with tennis courts and cricket pitch. Unique access via the main hallway. Briefly comprising a hallway, large lounge, impressive kitchen with dining area - granite worktop and fully integrated - fridge, freezer, dishwasher, washer/drier plus built in oven, hob & microwave oven and built in microwave oven, 1 double bedroom - built in wardrobes plus stylish bathroom - shower. Electric heating and double glazed with oak flooring. Viewing highly recommended.

 1 bedroom(s)  1 bathroom(s)  657.00 sq ft

COMMUNAL ENTRANCE

Intercom & fob entry into communal hall leading to all apartments plus Concierge Office & fitness suite.

HALL

Oak flooring, video entry phone, airing cupboard housing hot water tank.

LOUNGE

4.39m x 4.09m (14'5" x 13'5")

Spacious living room with window to rear plus French doors onto a rear terrace plus communal lawn, TV point, telephone point.

KITCHEN DINER

4.95m x 4.09m (16'3" x 13'5")

Impressive room with dining area open to the kitchen area, French doors lead into the rear communal courtyard and window to rear, kitchen fitted with a good range of contemporary white Hi Gloss wall and base units with round edge worktop and inset stainless steel one & half bowl 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 microwave oven and solid granite worktops.

BEDROOM

4.06m x 3.12m (13'4" x 10'3")

Double bedroom, triple wardrobes built in, French doors lead into the courtyard, TV point, telephone point.

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, window to rear.

OUTSIDE

Allocated paved terrace leading onto a communal lawn within this enclosed courtyard.


GROUNDS

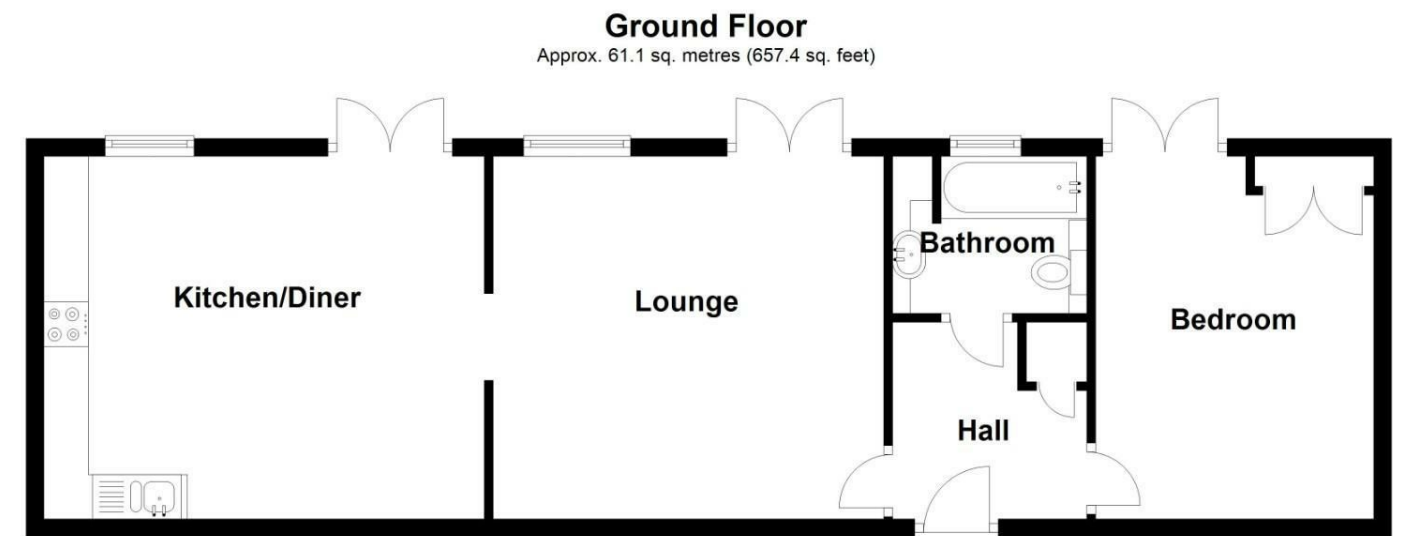
Set in about 35 acres of grounds adjacent to a private coastline, boasting spectacular views, in perfect harmony with nature become enchanted by the four seasons and stunning sunsets, with tennis courts and cricket pitch within the grounds. Its so easy to become captivated with the abundance of wildlife set in rural seclusion & security. allocated parking space. 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 £1,835.71 for the 6 month period 01-01-24 - 30-06-24 which includes water rates and buildings insurance.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Total area: approx. 61.1 sq. metres (657.4 sq. feet)