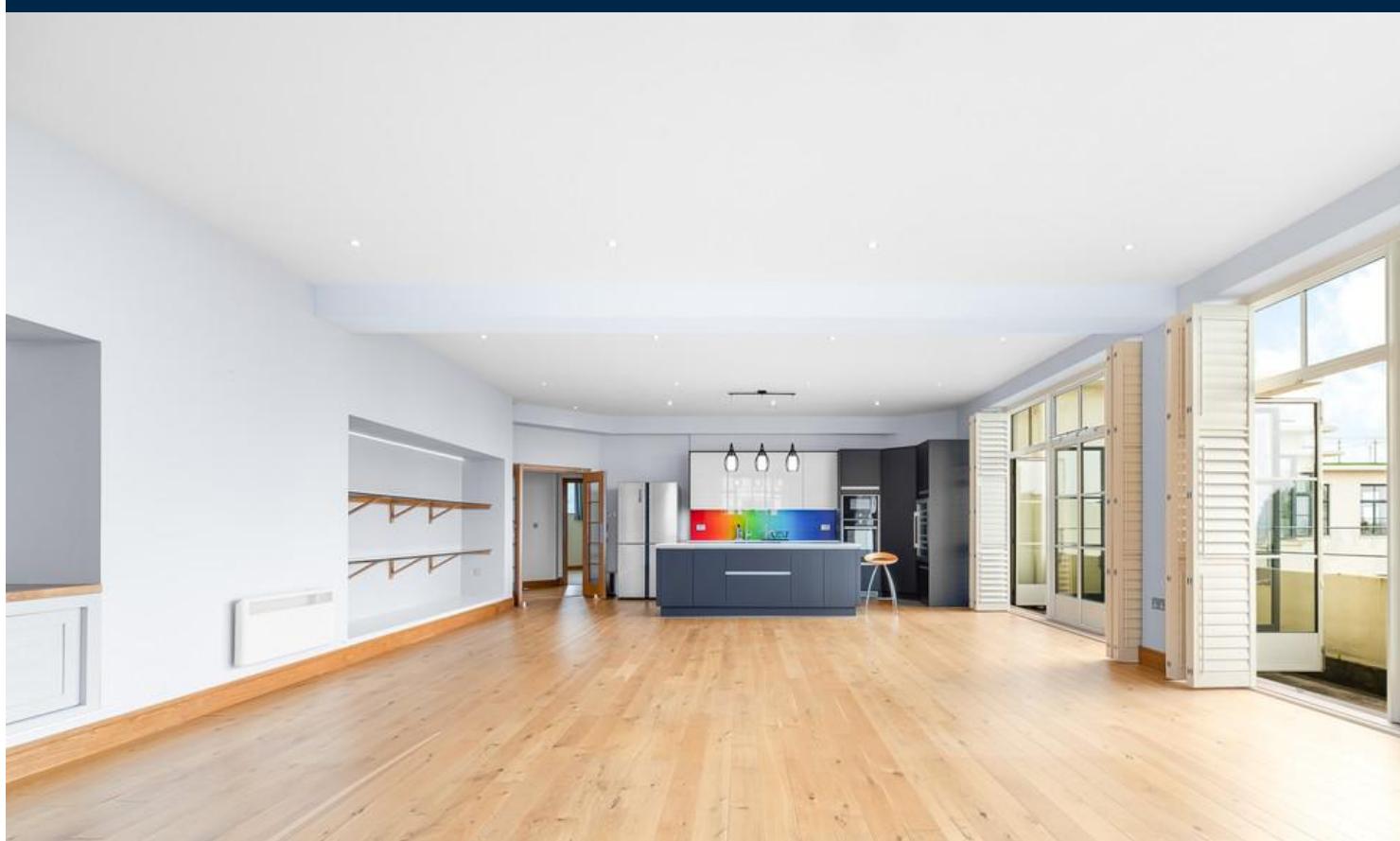




**HEADLANDS**  
**HAYES POINT**  
**SULLY CF64 5QH**

ASKING PRICE OF

**£339,950**



## APARTMENT



**3**



**2**



**2**



**1**

**\*\* WELL PRESENTED 3 BEDROOM APARTMENT \*\* SEA VIEWS \*\* NO CHAIN \*\***  
An immaculately presented, spacious three bedroom first floor apartment enjoying a private balcony with elevated panoramic views over the Severn Estuary. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, spectacular open plan kitchen/dining/living room, primary bedroom with en-suite, two further double bedrooms, family bathroom and a study. Externally the property benefits from two allocated parking spaces with additional visitor spaces available. On site facilities include; 45 acres of communal gardens, 24-hour concierge service, swimming pool, sauna, gym, tennis court and a boules piste.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 1539 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

radiator, a range of wall mounted mirrored storage units, an extractor fan and an obscure double glazed window to the rear elevation.

#### **BEDROOM TWO**

12' 6" x 10' 9" (3.81m x 3.28m)

Another spacious double bedroom benefiting from carpeted flooring, a range of fitted wardrobes, recessed ceiling spotlights and two double glazed windows to the rear elevation.

#### **BEDROOM THREE**

13' 2" x 9' 7" (4.01m x 2.92m)

Further double bedroom and benefits from carpeted flooring, a range of fitted wardrobes, recessed ceiling spotlights and a double glazed window to the rear elevation.

#### **SHOWER ROOM**

Recently fitted with a 3-piece white suite comprising; a thermostatic shower with a disability chair included, a floating wash-hand basin and a WC. The shower room further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan, a range of wall mounted mirrored storage units, a wall mounted chrome towel radiator and a recessed storage cupboard housing the 'Heatrae' hot water cylinder.

#### **OFFICE ROOM**

The generously sized study is a versatile space benefiting from continuation of oak flooring, a bespoke fitted desk with overhead storage cupboards and recessed spotlights.

#### **KITCHEN/DINING & LIVING**

36' 5" x 24' 6" (11.1m x 7.47m)

The spectacular open plan kitchen/dining/living room is the focal point of the home and benefits from continuation of oak flooring, recessed ceiling spotlights. A double-glazed window and four sets of double glazed doors providing access onto the balcony enjoying elevated water views. The kitchen showcases a recently fitted range of wall and base units with work surfaces. Integral appliances to remain include; a fridge/freezer, an electric oven, a 4-ring electric hob with an extractor fan over, a microwave, a dishwasher, a washing machine and a drinks cooler. The kitchen further

#### **LOCATION**

Located in the prestigious Hayes Point development in Sully, Headlands offers stylish coastal living with stunning sea views across the Bristol Channel. Set within secure, landscaped grounds with private access to the coastal path, this peaceful location combines natural beauty with modern convenience. Just a short drive from Penarth and Cardiff, it's perfect for those seeking a tranquil retreat within easy reach of city life.

#### **COMMUNAL ENTRANCE**

A secure communal entrance is accessed via a fob with a lift and stairs to all floors. This apartment is located on the second floor.

#### **ENTRANCE HALLWAY**

Entered via a solid wood door into a welcoming hallway benefiting from oak flooring, recessed ceiling spotlights, a wall mounted intercom entry system and a recessed storage cupboard.

#### **BEDROOM ONE**

12' 9" x 10' 9" (3.89m x 3.28m)

Spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobes, recessed ceiling spotlights and two double glazed windows to the rear elevation.

#### **EN SUITE**

Fitted with a 3-piece white suite comprising a shower cubicle with a thermostatic shower over, a floating wash-hand basin and a WC. The en-suite further benefits from tiled flooring, tiled walls, a wall mounted chrome towel



**M G Y . C O . U K**

# HEADLANDS, HAYES POINT, SULLY, CF64 5QH

benefits from continuation of oak flooring and a central island unit with a similar finish to work surface.

## OUTSIDE

This apartment at The Headlands enjoys a private balcony benefiting from beautiful panoramic views over the communal gardens and Severn Estuary. The estate extends to approximately 45 acres including historic woodland and with services to include 24-hour concierge, community room, a swimming pool, sauna, gym, tennis court and a boules piste. The property further benefits from two allocated parking spaces with additional visitor parking available.

## LEASE DETAILS

MGY are advised that the property is leasehold, with a term of 999 years from 2005. Service charges of approximately £7,500 per annum, which includes water rates, building insurance, video entry intercom system, onsite concierge and leisure facilities, CCTV, secure gated fob access, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, two allocated parking spaces and visitor parking. Ground rent £150 per annum.



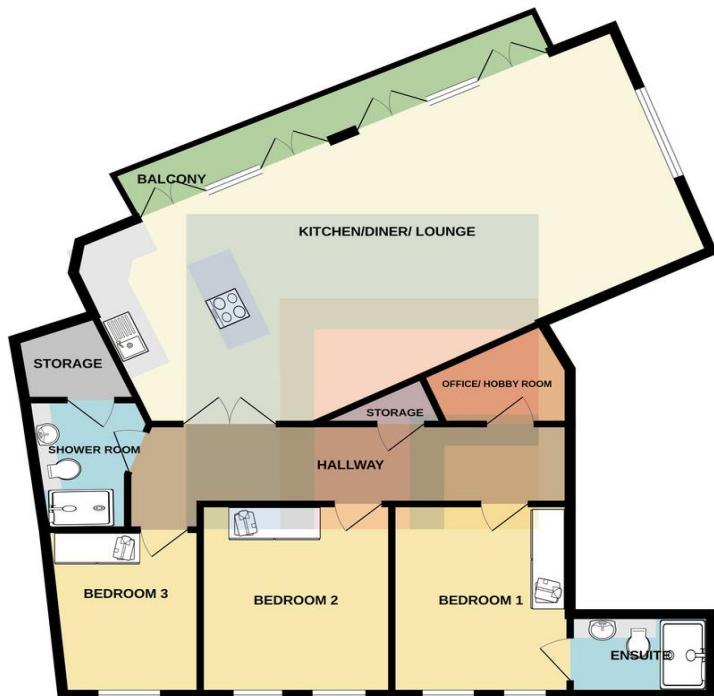
# HEADLANDS, HAYES ROAD, SULLY, CF64 5QH



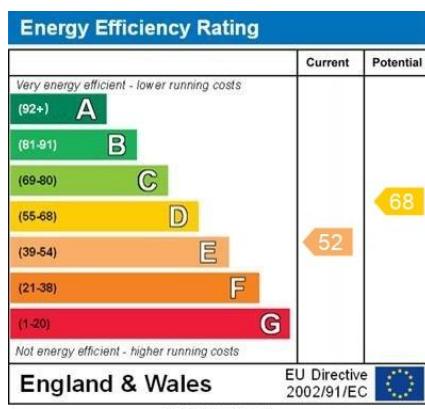
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee as to their operation or efficiency can be given.



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